



te kaunihera ā-rohe o
matamata-piako
district council

Submission Number	Submitter
1	Dianne McKinnon
2	Void - Same as Submission 1
3	Emma Hyde
4	Paige Tanner
5	Alicia Crozier
6	Dayne Horne, Marco Boats
7	Peter Burrell
8	Wayne North
9	Dennis Shine
10	Michael Hagarty
11	Deborah May
12	Karen Chandler
13	David G King, President, Waikato VHF Group Inc.
14	Jo Robb
15	Diane Simmons
16	Fran Adamski
17	Hanilton Wright
18	Daniel Compton
19	Steve Southall
20	Michelle Lemay
21	Robert Lowe
22	Roland and Marjorie Latto
23	The Ministry of Education
24	Ron & Robyn Johnston
25	Cassandra Mankelow-Hancock
26	Morrinsville Chamber of Commerce
27	Mandy Crockett
28	Chris Pritchard
29	David & Cheryl Holland
30	Matamata-Piako District Council
31	Ben & Justine Cameron
32	Bike Waikato
33	Val Riches
34	Janet Gray
35	Anthony Gray
36	Sunridge Park Ltd
37	WE & GJ Bonnar Ltd
38	Gord Stewart

Submission No: 1

Submission ID: 53605

Submission Date:

2022-01-20

11:54:29

Name (individual/organisation):

Dianne McKinnon...CAring N.

Contact person (if different from above):

Dianne McKinnon

Address for correspondence:

44 Willow Grove

Email:

valley2view@xtra.co.nz

Phone Number:

+64273396290

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

The enabling of 1,200 more homes.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

What consideration has been given to the benefits of "Growth" to the current residents of Morrinsville who reside here to enjoy the benefits of small town living as recognised by the mayor?

Are the benefits more likely to be focussed on those seeking monetary gain above lifestyle and environmental impact.?

Have the environmental impacts of a larger population been scientifically analysed, particularly in relation to the undeniable science on climate change.

Has this science been considered along with the environmental impact of the building process and buildings themselves?

What measures will be in place to ensure each home is built with the most sustainable materials? Is the relentless use of concrete sustainable to the country? What specifications will ensure sustainable water/power by mandating Solar panels, Water storage are included in the build. What roofing colours will be required to assist with heat reflection from our rapidly warming planet?

What N.Z./local products will be encouraged?

Massive swathes of concrete and asphalt for roads and drives will create stormwater problems with future climate-change induced storms. Will this be sufficiently considered?

Will communal Solar Power systems be included to power electric cars/E bikes?

Will building companies be required to site homes for maximum heating/cooling to reduce reliance on artificial means?

Will these companies be required to build for comfortable living standards as opposed to building unnecessary overlarge edifices, with gadgets , and expensive imported items, for general affordability and sustainability?

Will the General Public be invited to make the first land purchases to enable them to create their own sustainable homes, before the big building companies can come in buy up in large quantities, then add their own inflated prices, ideas and non-sustainable values. e.g. G.J.Gardener- type companies who are able to cream profit at every stage?

Because this will all be driven by big businesses and will no doubt be pushed forward in spite of current environmental issues, I can only hope that serious consideration will finally be given to the science behind these issues, and not ignored as has happened in previous development .

With

Upload the document containing your submission here:

I seek the following decision from Council:

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

Suggested amendments:

See above for some issues requiring careful consideration.

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Submission No: 2

Submission ID: 53606

Submission Date:

2022-01-20

11:56:10

Name (individual/organisation):

Dianne McKinnon... a Caring N.Z. Citizen

Contact person (if different from above):

Dianne McKinnon

Address for correspondence:

44 Willow Grove

Email:

valley2view@xtra.co.nz

Phone Number:

+64273396290

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

The enabling of 1,200 more homes.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

What consideration has been given to the benefits of "Growth" to the current residents of Morrinsville who reside here to enjoy the benefits of small town living as recognised by the mayor?

Are the benefits more likely to be focussed on those seeking monetary gain above lifestyle and environmental impact.?

Have the environmental impacts of a larger population been scientifically analysed, particularly in relation to the undeniable science on climate change.

Has this science been considered along with the environmental impact of the building process and buildings themselves?

What measures will be in place to ensure each home is built with the most sustainable materials? Is the relentless use of concrete sustainable to the country? What specifications will ensure sustainable water/power by mandating Solar panels, Water storage are included in the build. What roofing colours will be required to assist with heat reflection from our rapidly warming planet?

What N.Z./local products will be encouraged?

Massive swathes of concrete and asphalt for roads and drives will create stormwater problems with future climate-change induced storms. Will this be sufficiently considered?

Will communal Solar Power systems be included to power electric cars/E bikes?

Will building companies be required to site homes for maximum heating/cooling to reduce reliance on artificial means?

Will these companies be required to build for comfortable living standards as opposed to building unnecessary overlarge edifices, with gadgets , and expensive imported items, for general affordability and sustainability?

Will the General Public be invited to make the first land purchases to enable them to create their own sustainable homes, before the big building companies can come in buy up in large quantities, then add their own inflated prices, ideas and non-sustainable values. e.g. G.J.Gardener- type companies who are able to cream profit at every stage?

Because this will all be driven by big businesses and will no doubt be pushed forward in spite of current environmental issues, I can only hope that serious consideration will finally be given to the science behind these issues, and not ignored as has happened in previous development .

With

Upload the document containing your submission here:

I seek the following decision from Council:

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

Suggested amendments:

See above for some issues requiring careful consideration.

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

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-

Submission No: 3

Submission ID: 53618

Submission Date:

2022-01-20

15:54:11

Name (individual/organisation):

Emma Hyde

Contact person (if different from above):

Address for correspondence:

515 Whakahoro Road, RD1, Waitoa 3380

Email:

emmahyde50@yahoo.com

Phone Number:

0273109262

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Change to district plan to residential zoning

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Morrinsville consistently runs out of water every year - there have been no improvements for the additional housing already in Lockerbie, will this be remedied for another 1200 houses?? I doubt it. Morrinsville schools are already full; where are all these children going to go to school? And college? The infrastructure in town is appalling already, car parking, lack of supermarkets/supply etc. Until the town is in a better position to support that many more houses/people this proposal should be declined

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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Submission No: 4

Submission ID: 53619

Submission Date:

2022-01-20

16:05:49

Name (individual/organisation):

Paige Tanner

Contact person (if different from above):

Address for correspondence:

470 Thames Street

Email:

paigetanner@outlook.com

Phone Number:

02102744768

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

I support the town growing and Lockerbie Estate expanding but they need to do more to ensure the rest of the town doesn't suffer from having such an increased population. We need new shops (even a separate shopping area in Lockerbie for example), more parking, more water infrastructure. These new houses need to be affordable - not \$1 million homes that most of Morrinsville can't actually afford, locking those who already live here currently out of the town. I don't want to buy a duplex or a townhouse either - I would move to Hamilton if that was the case. When they're building 1200 at a time there's no reason for them to be so expensive.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

Place affordable price caps on the prices of new housing builds in Lockerbie, or ensure there is a decent supply of homes that have to be under a certain price tag for first home buyers

Do not allow the building of duplexes or terraced homes or townhouses - single homes only

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Submission No: 5

Submission ID: 53621

Submission Date:

2022-01-20

20:31:15

Name (individual/organisation):

Alicia Crozier

Contact person (if different from above):

Address for correspondence:

94 Stirling Drive

Email:

alicia.r.crozier@gmail.com

Phone Number:

0226928453

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Lack of or insufficient services in place to support the proposed growth of Lockerbie

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Whilst growth is something that is and has to happen in towns I do have questions. Can the schools already here support the educational needs of the extra children the 1200 houses will bring in (on top of the houses that have already received consent)? Can our medical centers, which are already running at capacity and putting strain on the Drs, nurses and their support staff handle the extra influx of patients?

Can our already stressed and overworked emergency services cope with the added pressure of the new subdivision in place? What effect will another 1200 houses add to this?

Our supermarkets, which over the last couple of years has struggled to cope with town demand, be able to cope? Yes, I know the last 2 years have been somewhat an exception to the norm, but patterns and overseas experience are showing that there could be a very real disruption to the countries supply chain for a while yet.

Until we can be sure that there will be more medical services, more police, more ambulance staff, more education facilities already in place I question if this extra expansion is the right thing at this moment for the town.

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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Submission No: 6

Submission ID: 53622

Submission Date: 2022-01-20
20:58:11

Name (individual/organisation):

Dayne Horne, Marco Boats

Contact person (if different from above):

Address for correspondence:

3 Piako Park Lane Morrinsville

Email:

dayne@marcoboats.co.nz

Phone Number:

021967087

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

If it is possible to make some of the extra housing available to first home buyers only.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

If these houses are small section/high density housing it is unlikely many of the buyers will be families, its much more likely investors or retirees buy the bulk of these types of housing, while retirees will bring money into the area and rentals may bring some younger people into the area, as a local business owner I would like to see (and I don't know if council can even have any sway here anyway) some of this high density housing available only to first home buyers, giving younger, driven people an opportunity to move into the area would be a great opportunity for employers in Morrinsville, Staff are so hard to get and while there is currently an opportunity to get disgruntled people out of Auckland currently due to being sick of lockdowns, there is simply no housing available for them.

Also, I hear the power grid is already running at pretty much capacity to the point where Lockerbie is already having to put in Diesel generators, can this be confirmed? I'm really hoping it's not true, generators are not a long term option, if that isn't true but we are nearing capacity where does the extra power come from to power this possible larger expansion?

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

Make a decent chunk of the expansion available to first home buyers only.

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

I could gain an advantage in trade competition through this submission

Yes

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

No

Upload additional info (if necessary):

Notes:

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Submission No: 7

Submission ID: 53630

Submission Date:

2022-01-21

10:24:26

Name (individual/organisation):

Peter Burrell

Contact person (if different from above):

Address for correspondence:

59B Lorne Street, Morrinsville, 3300

Email:

pjburrell@kinect.co.nz

Phone Number:

078891466

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Lack of infrastructure at present to support increases.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

My submission is:

The current water supply is inadequate for the existing population, with restrictions already in place, and warnings that they will get worse as the climate changes. The proposed bore in Lockerbie will do little to alleviate the problem. While the population increases, the shopping facilities have not kept pace and supermarkets etc are inadequate now, with little improvement proposed in the foreseeable future.

Upload the document containing your submission here:

I seek the following decision from Council:

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

Suggested amendments:

No increase in house numbers from that which is currently approved until the water supply can support the present population without restrictions all year round.

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:

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Submission No: 8

Submission ID: 53631

Submission Date:

2022-01-21

11:33:06

Name (individual/organisation):

wayne

Contact person (if different from above):

north

Address for correspondence:

299 Thames Street

Email:

wayne.north@hotmail.com

Phone Number:

021683460

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

water infrastructure provisions

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

My submission is:

If the submission for change is approved, what infrastructure changes will there be to our waters: drinking, storm and waste. Having the developer provide roads and green space, is great, but does not account for the additional requirements on other infrastructure that is also being stretched.

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Submission No: 9

Submission ID: 53640

Submission Date:

2022-01-21

12:35:40

Name (individual/organisation):

Dennis Shine

Contact person (if different from above):

Address for correspondence:

3 Clover Close, Matangi, Hamilton

Email:

shinesnz@hotmail.com

Phone Number:

0212682121

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

This will ruin the nice Lockerbie subdivision. There has been no future planning for the township itself. Infrastructure is already at it's compacity. Those who already purchased in the early stages of Lockerbie didnt sign up for the estate to be so dense, nor with purchasing in the early stages no one mentioned of a possibility future dense housing with terrace housing etc.

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

[Submission No: 10](#)

Submission ID: 53655

Submission Date: 2022-01-21
14:55:28

Name (individual/organisation):

Michael

Contact person (if different from above):

Address for correspondence:

98 Mangateparu loop road

Email:

michaelhagarty1@gmail.com

Phone Number:

0275156772

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Increase in total housing numbers for Lockerbie housing estate by 1200 new homes

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Fantastic opportunity for local business to grow with the times & the potential for new business opportunities to come too, adding to local employment opportunities . Also an increased focus on reliable work time friendly public transport will be needed

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change

Suggested amendments:

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Submission No: 11

Submission ID: 53662

Submission Date:

2022-01-22

10:43:56

Name (individual/organisation):

Deborah May

Contact person (if different from above):

Deborah May

Address for correspondence:

4 Turnberry Crescent Morrinsville

Email:

mazeplace@xtra.co.nz

Phone Number:

0226731776

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

We dont have the infrastructure to cope, were already on water restrictions, you cant get into a dr for over a week. even if you are dying,,,, and dont even try to park anywhere in town,,, we DO NOT NEED ANY MORE SECTIONS...there are 68 for sale now in town that arent selling

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

My submission is:

we dont need any more sections,, we cant cope with what we have now

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Submission No: 12

Submission ID: 53760

Submission Date: 2022-01-30 05:35:49

Name (individual/organisation):

Karen Chandler

Contact person (if different from above):

Karen Chandler

Address for correspondence:

216 Manuel Road, RD5, Morrinsville

Email:

Bguinagain@gmail.com

Phone Number:

0274213393

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Particular areas of concern are documented within the attached. Summary at the start of document.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[61f56ce536ed7-Submission Points.docx](#)

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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Submission Summary

In disagreement with this plan due to the following:

- Increase in traffic
- Un affordable housing for the community – see below
- Lack of medical services within Morrinsville. There are two medical clinics which struggle to service the current levels of the community. Supporting additional facilities would help, although as with schooling you need to workers i.e., doctors and nurses
- Lack of schooling – David Street school is nearing full capacity from an enrolment perspective. Building new classrooms may alleviate, although teachers are needed for those classrooms and teachers are in short supply across NZ.
- Intermediate Level schooling locations is extremely limited – nothing in this plan tells me these are going to improve
- There are only 2 supermarkets within Morrinsville currently which lack the size to support extra people. Stock levels are low, and parking is impossible. Pick up time slots are booked out in advance now hence more people moving into the area will add extra pressure
- Lack of retail. I don't see anything in these plans that suggest in improving the retail space within Morrinsville i.e., bigger department stores (Mitre 10, The Warehouse). Morrinsville struggles to support the growth now and adding in 1200 more without considering these areas is irresponsible.

<https://www.lockerbie.co.nz/>

AMENITIES

- *Childcare*
 - Question: How many children can this new day-care take in? Has it been built yet? When will it be built and how many teachers are required?
- *Café -It is rare for a small-town subdivision to boast a neighbourhood centre and Lockerbie Estate has the luxury of enough scale to make the vision happen. We intend to provide a gourmet café, premium childcare and extensive playground to make the subdivision very family friendly. Care has been taken to locate the centre with ease of access so that kids can be dropped off or picked up and adults can enjoy a stroll home through the trees and park after enjoying a delicious meal*
 - Question: "We intend" statement? When?
- **Schools** - Access to schools, childcare and space to play has been prioritised in planning to ensure convenience and comfort for all ages. Access to David Street Primary School is from within the subdivision and a few minutes' walk away are Morrinsville Intermediate School and Morrinsville High School. Bus access to schools in Hamilton is also available.
 - Question: As above – Only a few schools in Morrinsville that will have room. What are the current projections for teachers and growth within the current schools?
- **Morrinsville Golf Course** - On the eastern edge of the development - just 500 metres away - is [Morrinsville Golf Course](#). The 18-hole course was established over a century ago and has a bit of everything both on the course and in its environment, all the while enjoying the rural air and stunning river and mountain views.
 - Question: What are you going to do to support the Golf course? It is under utilised as it is...perhaps incorporating the café would be of benefit and helping build facilities that would encourage people to become part of the club i.e., Outdoor area, function centre

Submission Points

Appendix A – Proposed District Plan Amendment

17.1 Medium Density Residential Zone Issues

Statement:

It is intended that by enabling increased densities in these areas, the zone will play a key role in minimising urban sprawl and increasing housing supply with more affordable options in the district.

Submission Points/Questions:

1. "It is intended that" = Intention means that it may not happen i.e., Minimising Urban sprawl
2. How is expanding Lockerbie minimising "Urban Sprawl" expanding Lockerbie is increasing the Sprawl
3. How is this development going to provide "More affordable options in the district"? for whom?
4. How many people within the current development are from "Within the District"?
5. What is the definition of "Affordable"? Research I have conducted shows that current prices for property within the development range from Mid \$800k to over \$900k. As stated in (as per APPENDIX 1 – DEMOGRAPHIC PROFILE within Appendix L – Morrinsville Residential Growth Assessment prepared by Property Economics) the average household median income is \$69k. If I use an average salary of \$65k for a couple with 2 children my current bank shows within the estimate the following: "could borrow up to...\$780,576 With a 20% deposit of \$195,144, you could afford a property up to \$975,720, this is based on a 30-year term. The median age in the "Morrinsville" (As per Appendix L – Morrinsville Residential Growth Assessment prepared by Property Economics) is 41.6. So, what demographic area within the "district" is this development for?

17.2 Medium Density Residential Zone Objectives

MRZ-02 To ensure residential development produces good on-site amenity and good quality urban design that enhances our communities.

Question - What on site amenities are in scope? How is this going to "Enhance" our community? How are you going to know if you have met this objective?

MRZ-03 A range of housing types and densities are available to meet the needs of the community.

Question - Needs of which community? What methods have been used to gauge the needs of the community? Where are these results i.e., what has the "Community" said?

MRZ-04 To ensure that the design and appearance of buildings and sites provides good urban design, certainty for residents and integrates with the surrounding townscape.

Question - The surrounding "Town Scape" is rural so how is this objective going to be met? What does "Good urban design" look like?

MRZ-07 Residential buildings make efficient use of water and energy resources through access to sunlight and daylight.

Question - How can the building make efficient use of water and energy when there are no provisions for any of the new occupants to implement Solar and/or water tanks? Hence Objective MRZ-06 will not be met as the new 1200 lots will be dependent on the already overstretch resources i.e., Water

In General – How will the community know that these objectives have been met? What is the criteria for "Met" for each objective and how are these going to be monitored?

17.4 Activity Status Rules

MRZ - Medium Density Residential Zone

Permitted Activities

Statement:

All permitted activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5).

Any activity specific standards are identified in the following activity rules.

General Performance Standards Refer Rules MRZ-R1(1) to MRZ-R1(5).

Activity Specific Performance Standards

Net site area = Every residential unit shall have a net site area of 325m²

Submission Points/Questions:

Minimum is 325 how does this size align with the MRZ-04 i.e., “Integrates with the surrounding townscape”? the surrounding area is Rural these size differences will not “Integrate”

Part 7 - Subdivision

C.2.8)

Amend Activity Table 6.1

6.1 Activity Table

		KEY						
P	Permitted activity	C Controlled activity						
D	Discretionary activity	RD Restricted Discretionary activity						
N/C	Non Complying activity	PRHB Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5								
Type of subdivision	Zones							
	Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
1. All Zones								
(a) Boundary Adjustment	C	C	C	C	C	C	C	C
(b) Bonus Protection Lots	D	D	D	D	D	D	D	
(c) Works and Network	C	C	C	C	C	C	C	C

Submission/Question:

Lockerbie should be considered Rural/Res. If there is to be a new Zone, then it shouldn't be a specific to “Lockerbie”. Same comment for 6.1.2

Part 7 Subdivision in Residential, Medium Density Residential, Business and Industrial Zones

Type of subdivision	Zones							
	Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
(f) Subdivision of Scheduled Sites				D				
2. Subdivision in Residential, Medium Density Residential, Business and Industrial Zones								
(a) Residential Infill			See Rule 4.13					
(b) Residential Minimum Lot size 450m ² net site area (excluding the Residential Zone within the Lockerbie Development Area Plan see Rule 6.3.12)			C					

Submission/Question:

No exclusions should be allowed – residential is residential and it should be static across the district not “Excluding” any development

Statement:

6.3.12 Lockerbie Development Area Plan (i) Additional performance standards for subdivision using Rule 6.1.2(j) a) The minimum lot size shall be 600m². (ii) Controlled Assessment Criteria See Section 6.4 (iii) Non-compliance Subdivision that fails to comply with the additional controlled standards in 6.3.12(i) above shall be non-complying activity.

6.3.13 Medium Density Residential Zone and PREC1- Lockerbie

Submission/Question:

Should be "Development Plan" not just for Lockerbie

Statement:

Part 10 – Appendix 9:

Schedule of Works

C.2.15)

9.4 Lockerbie Development Area Plan

Description and Purpose Statement

- **An integrated public amenity area that provides for a well-functioning neighbourhood and supports increased intensification. This includes:**
 - o **An open space and reserves network that integrates with the existing wetland and stream network.**
 - o **A walking and cycling network that runs through the Development Area Plan and connects to the recreation and other amenity in the existing Lockerbie Estate development.**
 - o **A neighbourhood park located in the medium density precinct core area.**
 - o **Provision for a storage facility, subject to resource consent approval.**

Submission/Question:

How are these "Amenity Areas" expected to help the development provide a "Functioning" neighbourhood?

What other Amenities are planned i.e., Shops, Cafes, Doctors etc?

Morrinsville township is getting bigger and is currently insufficient at supporting the population i.e., there is a lack of parking. Supermarket supplies are limited with a very small selection for the community to choose from. Access to medical treatment is very difficult with the current population. What are plans for these areas within Lockerbie? I don't see any. Putting an extra 1200 or so people within the far end of town will only add to the issues within Town if additional Shops etc are not considered and implemented. I don't see this as a positive outcome for the "Community".

Statement:

9.4.3 Transport Connections Subdivision and development within the LDAP shall incorporate the following connections and upgrades:

c) Provide for a roundabout to be constructed at the Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road intersection.

Submission/Question:

What will the speed limit be? It is difficult to see out of Hangawera at present how is this going to be improved especially when turning right out of Hangawera.

Statement:

9.4.6 Wastewater Subdivision and development within the LDAP will require the following wastewater infrastructure and design considerations:

e) A further connection will be required to service the lower south-western catchment.

Submission/Question:

When will this be completed? Before or after the building of houses and selling of them starts or after?

f) Potential pump station upgrade works at Allen Street pump station

Submission/Question:

Potential? I would suggest this would be a condition i.e., have to do it rather than potentially doing it

g) Reticulation upgrade works to the MPDC wastewater network to service the LDAP

h) Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

Submission/Question:

What upgrade/increased treatment work? Who will pay for this? existing rate payers?

Statement:

9.4.7 Water

Subdivision and development within the LDAP will require the following water infrastructure and design considerations:

9.4.8 Stormwater

Subdivision and development within the Lockerbie Development Area Plan will require the following stormwater infrastructure and design considerations:

Submission/Question:

Why is this development not looking at ways to preserve the water i.e., re use this in some way? Why can't homeowners collect rainwater via tank why would we spend millions of dollars on Upgrades/Treatments to existing water assets. How does the Water reforms effect this proposal?

Appendix C – Section 32 Assessment

Statement:

Preferred option

• **Option 3 is the most efficient way of ensuring District Plan integrity, giving the community surety over intended environmental outcomes for the site and providing for the growth of Morrinsville**

Benefit:

Economic – most expedient in terms of up-front costs, and flexible in terms of reducing future regulatory costs. Provides certain signal to the market of forthcoming dwellings in the area. Will result in quickest delivery to alleviate housing supply and affordability issues. Similarly, positive economic effects to existing service providers in Morrinsville, critical mass for new services in the area based on whole-of-site zoning and likely yield.

Submission/Question:

As per workings above I don't see how this option will alleviate housing supply and affordability issues.

Appendix A – Proposed District Plan Amendment

17.1 Medium Density Residential Zone Issues

Statement:

It is intended that by enabling increased densities in these areas, the zone will play a key role in **minimising urban sprawl** and increasing housing supply **with more affordable options in the district.**

Submission Points/Questions:

1. *"It is intended that"* = Intention means that it may not happen i.e., Minimising Urban sprawl
2. How is expanding Lockerbie minimising *"Urban Sprawl"* expanding Lockerbie is increasing the Sprawl
3. How is this development going to provide *"More affordable options in the district"*? for whom?
4. How many people within the current development are from *"Within the District"*?
5. What is the definition of *"Affordable"*? Research I have conducted shows that current prices for property within the development range **from Mid \$800k to over \$900k.** As stated in (as per APPENDIX 1 – DEMOGRAPHIC PROFILE within Appendix L – Morrinsville Residential Growth Assessment prepared by Property Economics) the average household **median income is \$69k.** If I use an average salary of **\$65k for a couple** with 2 children my current bank shows within the estimate the following: **"could borrow up to...\$780,576 With a 20% deposit of \$195,144, you could afford a property up to \$975,720, this is based on a 30 year term.** The median age in the *"Morrinsville"* (As per Appendix L – Morrinsville Residential Growth Assessment prepared by Property Economics) is **41.6.** So, what demographic area within the *"district"* is this development for?

Appendix E – Integrated Transportation Assessment

Statement:

Road Safety

3.3.1 A search was made of the New Zealand Transport Agency's Crash Analysis System for all crashes that had been reported over the last five years within the vicinity of the site. The search area included George Street and Cobham Drive north of Stirling Drive, Studholme Street between Rushton Road and Goodwin Avenue and Taukoro Road from the site to Morrinsville-Tahuna Road.

3.3.2 The search found that six crashes had been reported within the study area, none of which resulted in any injuries.

3.3.3 Overall, the reported crashes occurred for a variety of reasons and in different locations. No crashes were reported that involved pedestrians or cyclists. As such, no specific road safety issues have been identified in relation to the subject site.

3.3.4 It is noted that the visibility at the Morrinsville-Tahuna Road intersection with Taukoro Road does not meet AUSTROADS standards. It may be appropriate to reduce the speed limits at the intersection once a connection from the site to Taukoro Road is established. This is addressed further in this report

Public Transport

4.2.1 There are no public transport services in the Morrinsville area except for the twice daily service to/from Hamilton. The nearest bus stop for this service is approximately 1.2km south of the site within central Morrinsville.

Submission/Question:

1.0

Only 6 crashes doesn't mean that volume will continue when you add a further 1200 "Dwellings" the area has limited crashes due to low volume...increase the volume and you will no doubt increase crash volume. Considering Morrinsville has a limited resource for medical care as it stands this is not a good situation to be in. St Johns has limited resource now. Has any research been done into how long it takes for an ambulance to get to Morrinsville when called?

2.0

"It may be appropriate" – what does "May be" mean? Either it will or it won't. If it does not meet the standard, then "maybe" is not an option

3.0

There is no public transport within the area as per report so what is being planned? Is it expected that these 1200 people will drive into town and try and find parking to catch the bus which is a limited timetable? How many people currently use the "Main Roads" to commute to Hamilton and Auckland? There are two major roads that users could drive on to commute to Hamilton and these roads are troublesome i.e., SH26, Matuku (Peat Soils), Piako Road (uneven service for the most part)

4.0

Perhaps putting a development in closer to the Rail network would make more sense in the "Long Term" or actually investing in putting in "Public Transport" would be a good idea.

The report is robust with statistics and data; however, it does not show what the downward impacts are of extra traffic" i.e., parking within Morrinsville, limited future planning or considering for public transport improvements.

Appendix L – Morrinsville Residential Growth Assessment prepared by Property Economics

Statement:

8. SUMMARY

Lockerbie Estate Limited is proposing to rezone 78ha of rural land with a future residential overlay to residential. This economic analysis shows demand in Morrinsville's residential market is robust and projected to remain strong over the foreseeable future, and the proposed rezoning of the subject land is likely to generate positive economic benefits to Morrinsville.

Recent population growth in the Morrinsville Township has exceeded the projections under both Infometrics and Statistics New Zealand's Medium and High growth Scenarios. This is reflected in the residential dwelling consents which has doubled to an average of 80 per year compared to Morrinsville's historical levels.

Moreover, there is significant opportunities for Morrinsville to 'tap into' Hamilton's growth, potentially elevating growth further. With Morrinsville's competitive house prices on a comparative basis with Hamilton, the infrastructure timing constraints on many of Hamilton's greenfield developments, and new significant employment hubs in eastern Hamilton, Morrinsville is becoming an increasingly attractive residential location for Hamilton workers. This is amplified with the completion of some early stages in the Ruakura Inland Port this year which will provide additional employment opportunities just 15 minutes' drive from Morrinsville.

The extent to which the economic benefits of this plan change outweigh the economic costs will ultimately depend on the existing residential capacity (supply) in Morrinsville's market. Lockerbie Estate have indicated that outside of their subject developments, the feasible residential capacity in Morrinsville for future growth is limited. This indicates the rezoning of Lockerbie Estate's land represents an important component of Morrinsville's ability to accommodate growth and represents feasible supply.

Submission/Question:

This summary says that most people will commute to Hamilton for work. I don't believe that developing the North of Morrinsville will be of benefit. This will drive traffic volumes to go through Morrinsville. Development should be happening within the South end of Morrinsville which is closer to Rail and the existing "Bus Station".

Submission No: 13

Submission ID: 53806

Submission Date: 2022-02-02 16:04:56

Name (individual/organisation):

David G King, President, Waikato VHF Group Inc.

Contact person (if different from above):

Address for correspondence:

7 Kenrick St

Email:

d_king@xtra.co.nz

Phone Number:

078849590

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

All

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

That submission ID 40396 to Plan Change 53 from NZART et. al. be applied to Plan Change 56 to ensure that Amateur Radio activities are accepted at Lockerbie Estate.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change

Suggested amendments:

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

[61f9f4d8c99b9-MPDC.zip](#)

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
 - After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.
-

Antenna Height response to Received Signals

Why do we seek HF Antenna Heights of 20 metres?

In the article published in QEX May/June 2011 magazine, the author Dr Siwiak KE4PT postulated the best height for an antenna on a single band to be 1.5 to 1.6 Wavelengths, but the best compromise height for an HF antenna installation covering the 10 m to 40 m bands was 19.9 m.

NZART seeks this compromise height of 20m in all its Local Government submissions, but I am often asked by hams why we seek such heights in NZ? We look like we are being greedy; it seems to be such an overwhelming height to expect to be permitted in a residential environment.

I came to realise that the argument about how the launch angle of a transmitting aerial becomes more vertical as an aerial gets lower was not well understood, not even by amateurs, so how were we going to get Councils to see the issue? Perhaps a change of approach is needed – how does height affect incoming signals from distant places?

In a recent article in the Auckland VHF Group magazine “Spectrum” Peter Loveridge ZL1UKG provided some useful antenna modelling on how Yagi performance changes with height, and with his permission I carried out an analysis of received signal performance for the 20 metre HF Band.

See The first Graph, which shows Yagi gain for various heights above ground.

If we consider the most commonly used “High Frequency” band, being the 20m band, a height of 32 metres represents approximately 1.6 wavelengths; 20 metres is approximately 1 wavelength; 15 metres (a figure in the previous North Shore part of the Auckland Plan, and several other District Plans) is approximately equivalent to 0.75 wavelengths; and 10.66 metres, (proposed in the Auckland Independent Hearings Panel report) is approx. 0.5 wavelengths.

The second Graph shows the angle of an incoming distant wave that is “favoured” by a three element Yagi at different heights, together with the angles at which the performance of the Yagi drops to half (i.e. 3 dB down) either side of the optimum angle.

The results are:

- A 32m high Yagi has 13.5dB gain, an optimum angle 9° with a 3db bandwidth from 4° to 13°
- A 20m high Yagi has 13.1dB gain, an optimum angle of 14° , with 3db bandwidth from 6° to 24°
- A 15m high Yagi has 12.8dB gain, an optimum angle of 17° , with 3db bandwidth from 8° to 28°
- A 10m high Yagi has 11.5dB gain, an optimum angle of 28° , with 3db bandwidth from 12° to 50°

Angles of arrival of incoming signals.

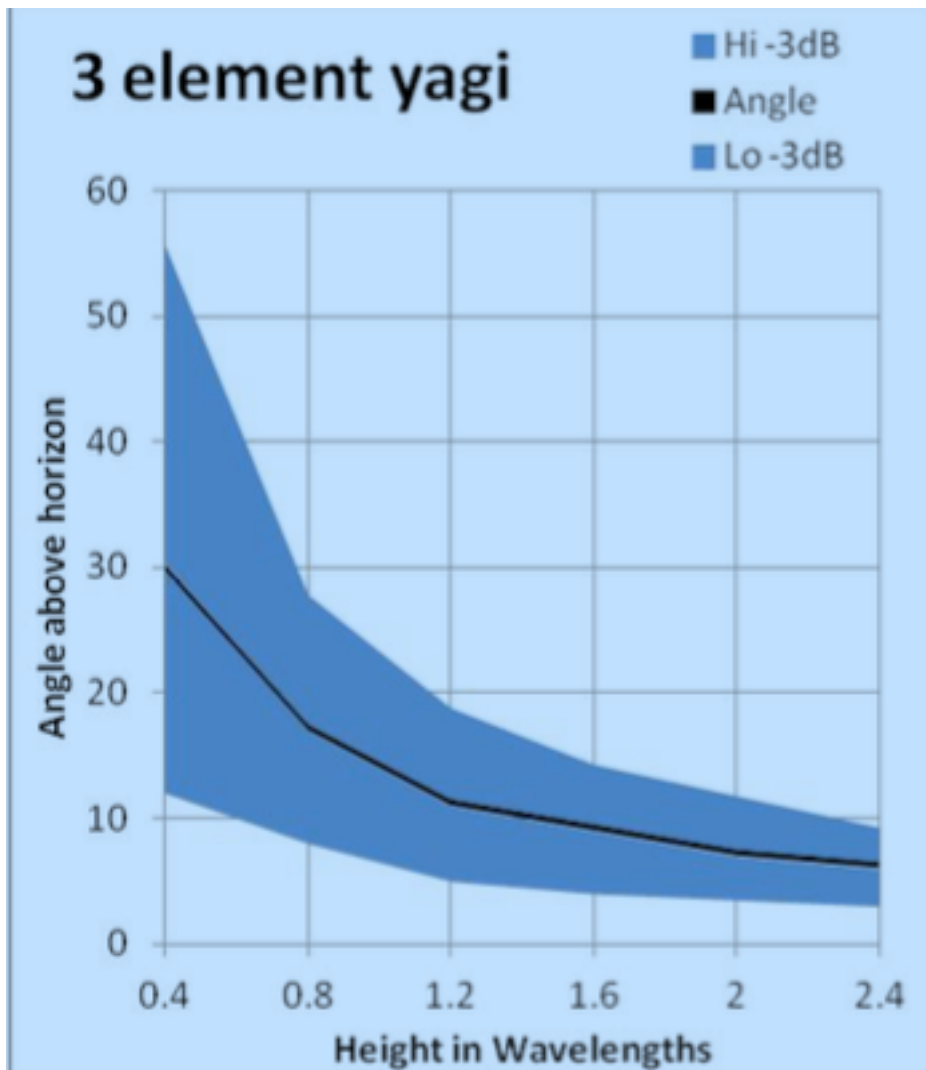
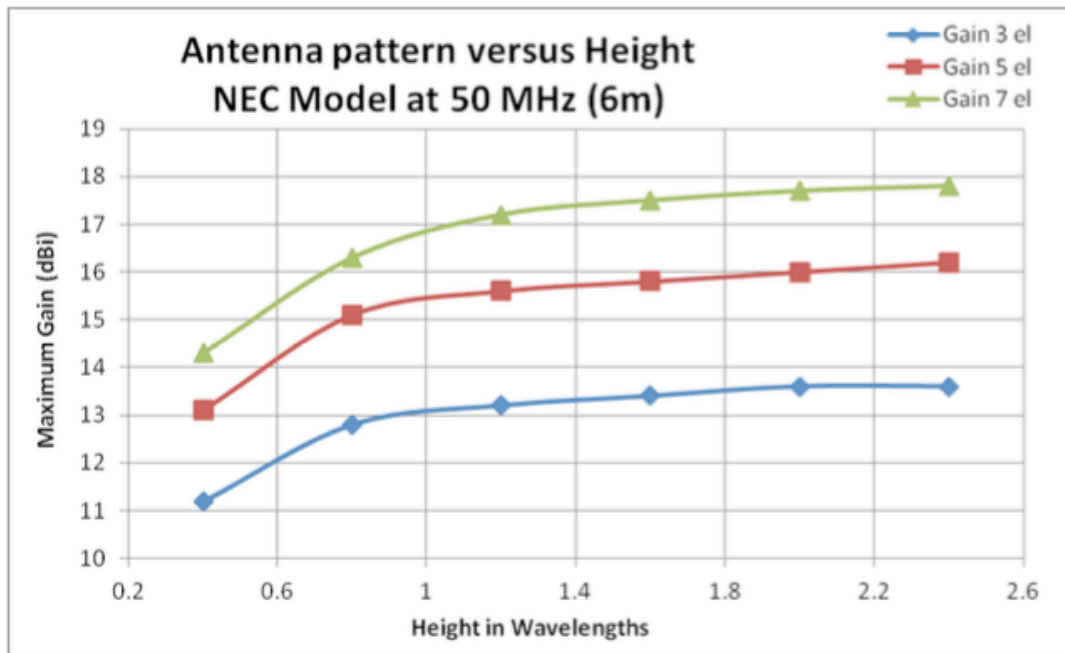
The Table of measured incoming signals is extracted from the ARRL Antenna Handbook, and shows the incoming wave angles measured over a long period of time for the route Boston (USA) to Europe. Regrettably, we don't have readily available data for the NZ to Europe route, but the Boston data is an example of a long path, and it is indicative of the type of distribution of incoming wave angles that are experienced. The second column shows the percentage of time that an incoming wave can be expected for each degree of elevation in the first column, from 1 degree to 50 degrees.

Because distances to Europe from NZ are even longer, a similar chart showing incoming signals from Europe to NZ would be weighted even more towards the lower elevation angles.

Conclusion.

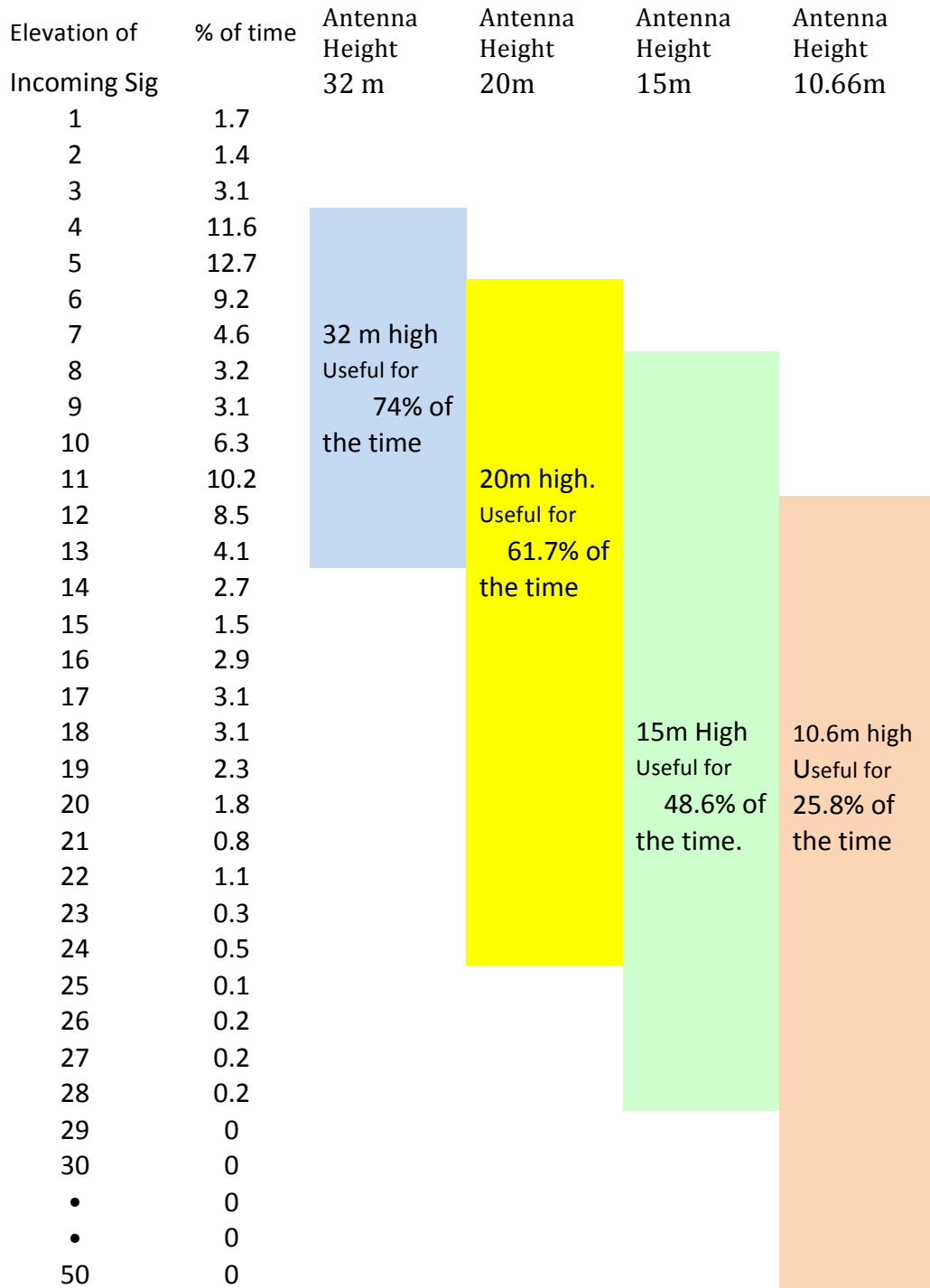
The Independent Hearing Panel for the Auckland Unitary Plan recommended for Auckland a primary support structure height of “Zone Height” plus 30%, which amounts to 10.66 m in most residential areas, with the result that a 3 element Yagi at that height would have a gain of 11.5dB and would provide usable reception for only 25.8% of the time. That simply isn't good enough.

An aerial at 20m height would provide approx. 1.5dB more gain than a 10m high one, and has useful reception for 61.7% of the time, which is still a compromise, but is reasonable.



Measured incoming signals to Boston, Massachusetts, from All of Europe

Source: the ARRL Antenna Book, 21st edition, page 23.30



KEY: Aerials at 32m high (blue) receive incoming signals at angles 4° to 13°
 Aerials at 20m high (yellow) receive incoming signals at angles 6° to 24°
 Aerials at 15m high (green) receive incoming signals at angles 8° to 28°
 Aerials at 10.66m ht (beige) receive incoming signals from 12° to 50°

Extract from Christchurch Plan

Chapter 11 Utilities and Energy

11.7 Rules - Communications facilities

11.7.1 Permitted activities - Communications facilities

Rule P3 Amateur Radio Activities

- a The top of any utility structure is less than 20 metres above ground level.
- b Any antenna other than a simple wire dipole shall meet the following criteria:
 - i Any of the elements making up the antenna shall not exceed 0.08m in diameter and 14.9m in length;
 - ii For horizontal HF yagi or loop antenna the boom length shall not exceed 13m;
 - ii No part of the antenna, utility structure or guy wires shall overhang the property boundary; and
 - iv Simple wire dipoles shall not overhang property boundaries.
- c Any dish antenna shall:
 - i Be less than 5 metres in diameter/width;
 - ii Be pivoted less than 4 metres above the ground; and
 - iii If located in any Residential Zone, meet the minimum setback and daylight recession plane standards in Chapter 14.

2020

Submission to the
Matamata-Piako Plan Change 53

By
NZART (Inc)
And the
Waikato VHF Group
Branch 81 of NZART

18 September 2020

Submission to the Matamata-Piako Proposed Plan Change 53: (Settlements).

Joint Submission of

- New Zealand Association of Radio Transmitters, Inc. (NZART).
- Waikato VHF Group (Branch 81 of NZART)

Prepared September 2020.

Submitter Details, Organisation Name, and Addresses for Service.

K Douglas Birt, MBA, BE(Elect), CMEngNZ
NZART Local Government Liaison Officer

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David G King, Vice President of Waikato VHF Group.

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Email: z11dgk@nzart.org.nz
Phone 027 630 8568

We wish to appear in person at any hearing to present our case.

This document is in support of our *Have Your Say form* for the
Plan Change 53 - Settlements (attached).

Orientation

This Submission to the **Matamata-Piako Plan Change 53 (Settlements)** is in two parts.

- **Part A** deals briefly with some background notes on what Amateur Radio is all about, and itemises our specific requests for amendments to Council's Proposal:
- **Part B** provides in-depth background to the *experimental science* aspect, the *social contributions*, and the *theoretical and practical rationale* behind the requests we seek to be included in the Plan.

The three main points we wish to make in this submission:

- 1) If the concept of "Serious Leisure Perspective" is researched (for example, see the URL <http://www.seriousleisure.net/slp-diagrams.html>) it will become evident that on one end of the "Leisure Spectrum" there are "Hobbies" and at the other end there are "Volunteers" and "Amateurs".
 - a. Amateur Radio is an Experimental Science, licenced under International and Domestic law. There are international treaties associated with this law.
 - b. Hobbies include pastimes such as making collections, and some things that come to mind are a garden full of 47 different gnomes, or a collection of 367 salt cellars from all over the world. These are impressive collections for the Hobbyist, but they provide no tangible benefit to society.
 - c. Amateur Activities, on the other hand, include Theatre, Geology, Astronomy, Archaeology, and several examples of Experimental Science. Amateur Radio is an experimental technology which has provided, and is still providing, many innovative developments in the field of radio technology which the general population, by and large, now takes for granted. Unlike Hobbies, Experimental Science does provide tangible benefits to society, and should not be dismissed lightly, as one might dismiss many "hobbies".
- 2) The substantive issue is that Plan Chang 53 makes no provision for Antenna Support Structures, and without antennas the activity is utterly frustrated.
- 3) **The question at issue is should Amateur Radio Configurations be permitted at all?**

This was the question Judge Smith addressed in the Environment Court case between New Zealand Association of Radio Transmitters (Inc.) and Tauranga City Council in 2012. (See Attachment B6 to Part B of our submission: - case [2012]-NZEVC-107).

The matter was summed up by the Bay of Plenty Times in 2012, which reported Judge Smith's review of the case:

What Judge Jeff Smith said:

“In our view, 20m represents a reasonable provision for the radio community, while balancing that against the potential impact.

“Permitted activity status has the advantage of the council not becoming involved in extensive and expensive applications for consent from an almost minute sample of the population of Tauranga.

“There are potentially some amenity impacts. In our view, those are on adjoining neighbours. Others we disregard in the end as being minimal. Those [impacts] on adjoining neighbours must be balanced against the national and international need to encourage the amateur radio transmission community.

“Radio amateurs constitute an important part of our community, particularly in times of emergency.

“The issue in this case should not turn upon whether or not people agree [with an aerial next door] but whether it is appropriate to provide for radio amateurs or not.”

PART A: Introduction, Background and Requested Plan Changes.

Outline of the Issues.

- There is no specific provision for Amateur Radio Configurations in the proposed Plan Change. (Nor, as far as we have been able to determine, in any other completed Plan Change. We request the Plan to provide “Permitted” status for licenced radio amateurs to erect masts and aerials, commonly referred to as Amateur Radio Configurations (ARCs) on their properties.
- There are approximately 6,000 Amateur Licences issued in NZ. Half of these are completely dormant. Approximately half of the remainder are members of The New Zealand Association of Radio Transmitters Incorporated (NZART). In Matamata-Piako there are about 40 licenced amateurs, but only a fraction live in Settlements. The matter is therefore not very significant to Council, but is very significant to the amateurs directly affected.
- Council may well wonder why NZART is submitting against Plan Change 53, and has not submitted on any other part of the sequence of Plan Changes? NZART is entirely a voluntary association, and does not have the specialist expertise of commercial organisations. We rely entirely on amateurs who live in the area to advise the parent organisation (NZART) of District Plan Reviews, but not having the qualified eyes of professional planners or lawyers they simply didn’t recognise that obscure titles like “Plan Change 4: Heritage” as being an indication that an RMA District Plan Review was under way.
- Plan Change 53 would not have been our logical choice to appeal for the permitted status of amateur aerials. The topic would fit better in a “District Wide” area of the plan, but there doesn’t seem to be a suitable one. NZART recognises that it is too late to submit against Plan Change 47: “Plan Your Town” which would benefit the majority of our licensed members, so we are doing the only thing that appears to be left to us – to benefit those amateurs who live in settlements.

Context: Amenity Values of Amateur Radio.

The decisions that Councils make on the permitted status of anything in the Plan inevitably results from a judgement of the amenity effects of different groups within the community. It is acknowledged that to SOME PEOPLE, the existence of amateur aerials adversely affects their “Visual Amenity”. The planner’s task is to balance the loss or gain of amenity of one group against the loss or gain of amenity of another group. Visual Amenity is very much a subjective quantity, and depends very much on the perspective of the viewer. On the other hand, the amenities of amateur radio are generally objective, and must be seriously weighed up in any decision about any “permitted” status.

Amateur Radio provides to the Community:-

- Telecommunications and information technology expertise.
- A reliable system of communication during civil or environmental emergencies.
- Competent communications for Search and Rescue.
- A widely dispersed source of experimental researchers.
- Keeping New Zealand a significant player in international technology development.
- Space technology. Radio amateurs are the only group outside Governments, the Military, and large corporates that have operated satellite technology continuously since the 1970s.

Amateur Radio provides to the Individual:-

- Guidance and education towards qualifying for an amateur radio licence

- Self Education in technology.
- An interest that can be pursued throughout life.
- A network of friendships linked by radio communications.

The Amateur Radio Licence allows operators to design and build their own equipment, because it is specifically set up as an experimental and/or technology development service. It is the only radio service in which it is the licensed operator, and not the equipment, that is licensed. In ALL other types of radio service it is a requirement that “type approved” equipment which has been rigorously tested to meet tight technical specifications must be used, and that equipment must not be modified.

In the book “Radio Science for the Radio Amateur” the author Eric P. Nichols makes the point:
*“A big difference between Big Science and Amateur Science is that most of the “official” participants in the former do it as a full time job. Radio Amateurs who do Radio Science, for the most part, do it in their free time. That is why it is called **amateur**, which means that the work is done without pay, **not** that it is done without expertise.”*

Restrictive controls applied to Amateur Radio Configurations could put at risk the amenity of attracting future electronic technologists from being spread widely through the community. It is known that several highly qualified people have been known to check out how “amateur friendly” a particular district is before relocating.

It should be recognised that not every amateur wants to use large ARCs as his/her experimental preferences. Many use aerials that are of a similar scale to standard TV aerials. The aerial dimensions depend entirely on the frequency bands they are interested in.

Definitions.

Amateur Radio Configurations - (ARC): These are not defined in Operative District Plan, but a suitable definition might be: ***Aerials, antennas and associated support structures which are owned and operated by licensed amateur radio operators.*** This definition is quite specific: the people who have passed a technology exam and have been recognised by Radio Spectrum Management (of the Ministry of Business Innovation and Employment) as being competent to understand, build and operate technical apparatus which emits signals and have been granted a Licence are singled out in this definition. Strictly interpreted, ALL antennas, aerials and support structures used by licensed radio amateurs are captured by this definition.

Height in Relation to Boundary. In a previous era, this was known as “Daylight Profiles” and was predicated on a neighbour’s right not to suffer significant deprivation of sunlight or daylight from neighbouring properties. Because aerial poles are usually very slender (generally 114mm or less) they do not cast a shadow beyond about 10m away. For that reason, we seek exemption that ARCs not be subject to *Height in Relation to Boundary* rules. They would, of course, still be subject to setbacks.

Other “Definitions” in the proposed Plan Change are generally OK but we make the following comments:

Building is as in the *Building Act 2004*. Any amateur who wants a mast more than 7 m above its base support, or point of attachment to a building will need a Building Consent.

Aerial or Antenna applies intrinsically to Utility and telecommunications applications. Radio Amateurs use aerials also, but do not come into the definition of Utility in Section 166 of the RMA. Rather than extend this definition to include radio amateurs, we recommend the additional definition on Amateur Radio Configurations, given above.

Highest part of a Building makes reference to chimneys, etc, but doesn’t mention aerials.

Utility Structure clearly aligns with the definition of Utilities in Section 166 of the RMA

Works and Network Utilities also aligns with the definition of Utilities in Section 166 of the RMA

Restricted activity of amateur radio.

Specific provision needs to be made for amateur radio configurations. International and NZ Government regulation have made provision for amateur radio, and Local Government should not restrict amateur radio configurations in areas where network utility operators are unrestricted without good reason. It becomes a matter of objectively considering the amenity values of a normal residential property against the set of amenity values to the community of having amateur radio (or not) in the district.

Recognition of amateur radio aerial diversity.

The geographic location of New Zealand means that long distances exist between amateurs here and those overseas. Radio signals are correspondingly weak, and efficient aerials/antennas are required to send and receive such signals.

Radio waves travel through the ionosphere in the upper parts of the atmosphere and may return to earth depending on the frequency of operation. For reliable communication during day or night, summer or winter, the desirable frequencies for long distance communication are found typically between the 7 MHz band (the 40 metres wavelength) and the 28 MHz band (10 metre wavelength). With variation in the sun's activity the highest usable frequency may be reduced to the 14 MHz band (20 metres) or even lower. The propagation of radio waves is variable but never-the-less antennas for this range of frequencies are used by many amateurs for long distance communications.

Scientists and amateurs have studied, simulated, constructed and measured the performance of antennas to find the most suitable configurations at every frequency that the Licence permits an amateur to use. The performance of an antenna depends on the radiation pattern where its best efficiency occurs. Based on the frequencies required for long distance communication and how the pattern of an antenna changes with height, an academic paper by K Siwiak PhD, MSEE, PE, SMIEEE is included as an attachment in the supporting material of Part B. In summary it says: -

“Optimum height is 1.5 to 1.6 wavelengths for any one band, or a compromise height can be found for a multiband antenna operating over several bands by using the optimum for the highest frequency.”

And also

“If operation anywhere within the 10 – 40 metre bands are of equal interest, the “best” height works out to be 19.9 metres.”

When the sun limits the upper frequency to the 20 metre band (or lower), it is desirable that the antenna height should be raised. A height of 20m is desired for the primary supporting structure for amateur radio configurations

New problems have emerged over the last 50 years. The number of devices using radio frequencies has increased exponentially, and many of them unintentionally produce noise and interference to radio communication networks. This has resulted in man-made background noise level rising every year. Whereas 50 years ago, an army surplus radio outputting six watts of RF energy was able to communicate anywhere in New Zealand, radios are now outputting more than fifty times the power and they still cannot always be heard above the background noise level.

This has resulted in radio amateurs experimenting with many different aerial systems to try to improve the wanted signal response, and to reject at least some of the unwanted noise. Aerial experimentation might result in several different configurations being tried out in any one year on any one site. (see Part B: “Aerial Height and Radio Wave Propagation”).

In addition, due to the sun changing the electrical properties of the upper atmosphere it may be necessary for an amateur radio operator to change his/her frequency up to four different bands during the course of the day to maintain communication to a specific part of the world. Each change will require a change in the transmitting aerial.

In his book “Radio Science for the Radio Amateur” the author Eric P. Nichols provides some very interesting perspectives concerning science. After following a professional career, in the preface he writes:-

“Even monster installations like HAARP or EISCAT (European incoherent SCATter) facility in Tromso, Norway, can only be in one place at once. Hams are everywhere, and a lot of ionospheric research can only be done with widely scattered sensors, which Hams are uniquely equipped to provide..... Much of the research can be performed by the Amateur Radio community And that we can contribute significantly, towards completing some long unfinished business regarding understanding radio propagation.”

To a greater or lesser degree, every active amateur is continuously contributing to science, because it is only through communicating with other parts of the world or country that practical data on when and how radio waves propagate is able to be collected and analysed. This is not possible with commercial networks which are invariably point to point services, engineered very conservatively. Usually it is only when communication links are operated at the limits of their capabilities that useful scientific knowledge is obtained. (Part B: The History of Experimentation).

DEFINING THE NEED FOR NEIGHBOURLY APPROVAL.

Immediate neighbours have been known to lodge objections. Neighbours move house from time to time, and unless ARCs are defined clearly in the District Plan, amateur radio operators can now be faced with expensive proceedings. While good neighbourly relations are sought, there are some people who delight in creating difficulty, which is why the District Plan should state clearly a comprehensive ARC definition. A vexatious resource consent hearing could cost the amateur radio operator far more than the ARC equipment - and could even result in causing affected Amateurs to give up on their self-education and technological passion, for which a nationally recognised and regulated Licence has been granted.

Once again, Judge Smith has provided some very relevant thoughts on this issue in his Oral Decision at the Tauranga Environment Court hearing.

PROVISION FOR ACCEPTANCE OF NON-COMPLYING ARCs

In times past most Local Authorities had little or no provision for amateur radio facilities in their Plans, and generally turned a blind eye to any aerials that were erected in people’s back yards. As District Plans are being revised throughout the country, NZART is trying to systematically address this *laissez faire* situation by seeking specific planning rules which provide for a basic set of aerials and antennas as “Permitted” activities.

For that reason, there may be in existence amateur radio configurations which may not have received past resource consent but which have been accepted by the surrounding community and which have not been the subject of complaint or enforcement action. In these circumstances it is considered that, in the absence of complaint or enforcement action, these uses should be deemed complying under existing use provisions.

This is not a normal practice in New Zealand law, but it is accepted in other jurisdictions. For example, in English planning law, The Town & Country Planning Act 1990 introduced new criteria for the period after which enforcement action is not possible against a breach of planning control. Under **THE 4 YEAR RULE**, any building, engineering or other works which have taken place without the benefit of planning permission, and that have remained unchallenged by enforcement action for 4 years or more, cannot be enforced against. So the erection of a building which goes undetected for 4 years will be allowed to remain. However the use of the building may not. (Reference Part B, Attachment B7.)

It is appreciated that the RMA in New Zealand does not have any provisions like this, but Council could empower its senior administrators to not apply letter-of-the-law punitive measures for long standing installations where it would not be in the public interest to do so, just as the police are empowered to do with minor law infringements.

The Council Decision Sought.

1. Include rules for Amateur Radio Configurations. NZART's preference is for this to be included in some "district wide" part of the plan (such as near the Network Utilities provisions) but since that section in the Matamata-Piako Plan has been completed we will confine ourselves to Settlements at this stage.
2. Retain "Restricted Discretion" assessment categories for cases where an individual amateur seeks a configuration which exceeds the permitted limits. Restricted discretion should be limited to the degradation of perspective of the immediate neighbours. That is, *"what is the degree that the requested condition is significantly worse than what would otherwise be "permitted" under the existing rules?"* This test should be assessed from the main living areas of an adjoining residence, (i.e. bedrooms and utility areas are excluded.) (i.e. is the effect less than minor?)
3. Because of the special status of the Amateur Radio Service being under international law, a service for education and experimentation of radio technology and radio science, and a service for the provision of radio communications in the event of emergencies, several masts and aerials may be required. Amateurs are licensed to operate over a wide variety of radio bands (see attachment B1: "General User Licences-Amateur Radio") by both International and NZ Government regulation. It should be recognised that the aerial/antenna requirements of these bands are significantly specific to those bands, and allowance needs to be provided for several supporting poles for Amateur Radio Configurations within the Settlement zones.
4. Because at any time, the Amateur may wish to divert his/her focus from one band to another, there should not be a resource consent requirement every time one of these changes in focus is contemplated. There needs to be a generic permit allowing for different aerials for different bands, or variation of aerials in any one band. If, for instance, there is a desire to test a new aerial configuration on a given band, it is essential that it be compared with a known "standard" aerial on that band – both are needed at the same time for a while for any comparison to be valid. That is the very nature of experimentation for which the radio amateur is licensed.
5. Many other districts have incorporated much more extensive provisions for ARCs over the last 7 or so years. It is appreciated that there is no such thing as precedent in the RMA, but the arguments presented in Tauranga, Hamilton, Waipa, Opotiki, Christchurch, and other similar places, which led to their rules covering ARCs are the same as the arguments which Matamata-Piako should be considering.
6. In most of these districts, masts and attached antennas identified as permitted activities have a maximum height of 20 metres. There is much scientific and practical evidence to support this height. (See Attachment A1, which looks at the receiving effectiveness of the same antenna at different heights).
7. The Height in Relation to Boundary conditions are generally relaxed, in favour of a more practical rule "No antenna or stay wire may overhang any boundary". This rule is incorporated for two reasons:
 - a. With an average residential section being about 20m, the place where the maximum height of aerial would need to be placed would be the middle, i.e. 10m on an "average" section from either boundary. That would result in the maximum aerial height being 12m. It would be rather contradictory to have a permitted height of 20m, while the maximum allowed is simultaneously limited to 12m.
 - b. While the mast might be in the back yard (10m from the boundary) the antenna on top of that mast may have elements which are 15m long. It is necessary,

therefore to position the antenna where its elements would not overhang the boundary.

8. A typical set of rules applying to all the above mentioned councils is attached as Appendix A2 – the rules applied at the garden City, Christchurch.
9. One other Rule which we are requesting is:
 - a. Allow dish antennas close to the ground with a maximum diameter of 5 metres and a maximum pedestal height of 4 metres as a permitted activity for Licensed Amateur Radio Operators. This type of antenna is used by amateurs for satellite and space communication via the moon where very weak signals are involved.
 - b. Such a dish may also be used for Radio Telescope experimentation, which both Radio Amateurs and Astronomical Society members are currently showing interest in.
 - c. Such large dish installations would always meet all the setback and height restrictions applying to buildings.

Recommendation

That the rules set by the Christchurch City Council (attachment A2) be incorporated into the Matamata-Piako Settlement Plan.

Attachments

A1: Antenna Height on Received Signals.

A2: An example: The rules set by Christchurch City council in 2015

PART B: Technical Supporting Document – (see separate attachment).

[Submission No: 14](#)

Submission ID: 53817

Submission Date:

2022-02-03

10:56:02

Name (individual/organisation):

Jo Robb

Contact person (if different from above):

Address for correspondence:

12 Augusta Place Morrinsville

Email:

philjo@xtra.co.nz

Phone Number:

0272795438

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Water Issues for the MPDC/Lockerbie

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

As we all know we are experiencing higher demand on water each year and more and more water restrictions are being enforced upon us. MPDC has allowed all these new builds in our district and will rely on water as well. I fully understand that the Lockerbie are drilling their own bores but for how long will these survive with these dry conditions getting worse each year. My proposal is very simple and has worked well in the Cambridge's new subdivision St Kilda. Allow everyone to place the biggest possible underground water tank on their property. All roof water will be collected here and subsequently be used by the household for everything. Knowing that this may of course NOT be enough water to sustain each house the tanks also rely on a trickle feed water supply from the council / Lockerbie bores. There is a float in the tank and when it gets to a certain level this will kick in. As described it is trick fed so will be extremely slow but will definitely fill over a few days. By undertaking this system this would take the pressure off both the bore and or town supply.

I would suggest that MPDC introduce this to all new builds in the MPDC anyway.

Re the below box unsure what this was implying so I would approve the plan but with these water provision in place / or decline the plan if not approved

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
 - After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.
-

Submission No: 15

Submission ID: 53841

Submission Date:

2022-02-04

07:06:19

Name (individual/organisation):

Diane Simmons

Contact person (if different from above):

Di

Address for correspondence:

8 Ballybunnion Crescent, Morrinsville, New Zealand

Email:

dimarie9792@gmail.com

Phone Number:

0272413228

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

I am in support of this plan with the following provisions. More shops (a 4 Square type of convenience store). Walking and cycling tracks, green spaces to ensure it is a healthy place to live. I support a range of types of dwellings to cater to differing financial situations esp for first home buyers. Water provision must be improved so more pressure doesn't go on this resource. Thank you for the opportunity to submit ?

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

As above (put in wrong text box)

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change

Suggested amendments:

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

Submission No: 16

Submission ID: 53880

Submission Date:

2022-02-06

14:54:46

Name (individual/organisation):

Fran Adamski

Contact person (if different from above):

Fran Adamski

Address for correspondence:

27 Stirling Drive, Morrinsville

Email:

burkski2003@yahoo.co.nz

Phone Number:

0275205064

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Internal Roads

Housing Typologies

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Internal Roads - Roads need to be wider to accommodate the traffic and parking, particularly in high density areas. There is an increased risk to children when parking is limited. The vehicles will block or partially block the road if they are on the lawn, causing the risk. Drivers may not be able to see around the parked vehicles.

Housing Typologies - I support the use of semi-detached and terraced accommodation, but it must compensate by increasing the surrounding outdoor living area. That is, the outdoor area is an equivalent amount per residence/apartment compared to normal housing and become shared. The standard of living is then maintained with a lower cost for each home build.

Further, both these issues and the overall intensity proposed needs to be carefully considered. The extremely small sections will cause mental and wellbeing harm to residents, who will feel confined and locked in. When the houses are no longer new, they will become less desirable resulting in a slum situation in 10-20 years. An assessment of the future socio-economic outlook for such a residential area should be considered.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

Internal Roads - Roads should all be two lanes and allow for continuous parking along one side. The parking should not be recessed into the road verge.

Housing Typologies - Increase the land area for semi-detached and terraced, such that the land per residence is more than 350 m². e.g. Duplex is > 700 m²

Overall - a vision of future socio-economic outlook of a high intensity subdivision should reviewed. Changes to create a mix of housing orientated for long-term living by single people, couples and families, will be beneficial.

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

[Submission No: 17](#)

Submission ID: 53904

Submission Date: 2022-02-08 14:29:17

Name (individual/organisation):

Hanilton Wright

Contact person (if different from above):

Address for correspondence:

386 Thames St Morrinsville

Email:

hamiltonwrightfabrics@gmail.com

Phone Number:

0274323642

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

My submission is:

NO to expansion the reason Medical-Where are the doctors

Parking-Hard now extra cars

Schooling

WATER after over 50 years in this town every summer there are water restrictions.I do not and can not see the position changing in the next 50 years if Lockerbie goes ahead

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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:

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

Submission No: 18

Submission ID: 53921

Submission Date:

2022-02-09

10:47:49

Name (individual/organisation):

Daniel Compton

Contact person (if different from above):

Address for correspondence:

2 Willow Grove, Morrinsville

Email:

desk@danielcompton.net

Phone Number:

+64 21 552 546

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

MRZ-P5

Integrated Traffic Assessment

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Overall, I support the Lockerbie development. It's important that Morrinsville continues to grow, and that there is affordable housing available. However, it already feels like Morrinsville's growth is putting strain on the town, and continued growth seems like it will stress it further.

1. The George St/Coronation Rd intersection is already very busy and quite dangerous between 3-3:30pm with traffic from kids and parents travelling. Adding more traffic on George St will increase the pressure here and seems like it will be more likely to result in an accident.
2. The Morrinsville CBD area parking is already stretched to its limit. Adding another 1200 households will likely push it too far.
3. The Morrinsville Medical Centre is already stretched with the number of patients it has to service. I fear that adding more households will push it beyond its capacity
4. The primary school system is already stretched, I'm not sure how it could accomodate another 1200 households.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

1. I would like a roundabout to be added at Coronation Rd/George St, along with improved crossing facilities
2. I would like the council undertake an assessment to see how much of the parking spaces in town are being used by workers in the town vs visiting traffic. If there is a high proportion of workers parking in the main town parking spots, consider providing more parking out of the main parking areas, and adding parking limits and enforcement of (say) 4 hours in the prime parking spots.
3. Look at how the council can support Morrinsville Medical Centre to get more staff and space to serve the community.
4. Look at development for future primary school sites

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

Submission No: 19

Submission ID: 53969

Submission Date: 2022-02-10
13:58:09

Name (individual/organisation):

Steve Southall

Contact person (if different from above):

Address for correspondence:

256 Thomas Rd, RD 3, Waihou

Email:

steve@plexus.co.nz

Phone Number:

021772844

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Transport

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

The plan appears to support a reasonable level of safe cycling within Lockerbie through the provision of 3m wide shared paths, but once outside the precinct there is nothing but roads and footpaths. To avoid traffic and parking congestion in the Morrinsville town centre, adequate and safe cycleways should run between Lockerbie and the town centre, which in turn requires a 30kph speed limit and an increased level of traffic calming and zebra crossings.

Further, the proposed cycleway between Morrinsville and Te Aroha should be brought forward. With the Hauraki Cycle Trail already a feature, the Matamata Piako district needs to be much more cycle-friendly. Lockerbie will hugely increase the pool of recreational cyclists, and day trips from Morrinsville to the new Te Aroha spa facilities will be very popular. These need to be planned in now rather than tacked on as an afterthought years down the track.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

Integrated safe cycling within Morrinsville and to Te Aroha.

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

[Submission No: 20](#)

Submission ID: 53974

Submission Date: 2022-02-10
15:16:43

Name (individual/organisation):

Michelle Lemay

Contact person (if different from above):

Address for correspondence:

24 Gordon Davies Lane, Huntington, Hamilton

Email:

mslemay66@gmail.com

Phone Number:

0211935551

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

The Lockerbie Precinct Overlay

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

As the owner of 33 Lockerbie Street within the Lockerbie Estate I'd like to make the following submission.

I support the plan change to change the current Rural Zone to Residential Zone & Medium Residential Zone but I object to the Precinct Overlay which will permit terrace housing for the following reasons.

Morrinsville is a rural township with rural charm & character. In my opinion terrace housing belongs in a city environment which is far more sympathetic to such high density housing. Allowing terrace housing in Morrinsville will dramatically change the nature of the town. In addition - I don't believe high density housing is justified in a small Waikato town.

The Lockerbie Estate developers have promoted their housing development as a semi-rural environment. I believe their planned Lockerbie Precinct flies in the face of such claims & is more about revenue than creating a positive living environment.

Creating the Precinct Overlay will set a precedent for future developments in Morrinsville & possibly similar towns in the Waikato. I don't believe we should encourage this type of development as I suspect this will become the norm rather than the exception, which will ultimately reduce the range of housing options available to new home builders.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

Decline the Lockerbie Precinct Overlay

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
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-

Submission No: 21

Submission ID: 53975

Submission Date:

2022-02-10

15:27:52

Name (individual/organisation):

Robert Lowe

Contact person (if different from above):

Robert Lowe

Address for correspondence:

4A Bank Street

Email:

franandbob1939@gmail.com

Phone Number:

021 205 3105

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

3 Waters.

The Private Plan Change 56 allows for a significant increase in dwellings, (1200). An increase in water infrastructure to individual dwellings, the reticulation of water, addition of water treatment facilities. The storm water disposal of so many additional rooftop catchments all makes this 3 waters application a significant factor which could fall on the shoulders of Morrinsville rate payers.

The waste water discharge from the proposed number of dwellings is significant.

As 3 waters is set to become a reality in the near future, the current rate payers will be at the mercy of a central government entity, which has the power to increase rates without recourse or objection from the current rate payers

The total cost of all the proposed plan changes should be met by the developers and submitters of this plan change application. The future running costs of 3 waters from the Lockerbie plan change is to be written into the application and kept separate from any future cost landed on the Morrinsville rate payers.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

My submission is:

3 Waters.

The Private Plan Change 56 allows for a significant increase in dwellings, (1200). An increase in water infrastructure to individual dwellings, the reticulation of water, addition of water treatment facilities. The storm water disposal of so many additional rooftop catchments all makes this 3 waters application a significant factor which could fall on the shoulders of Morrinsville rate payers.

The waste water discharge from the proposed number of dwellings is significant.

As 3 waters is set to become a reality in the near future, the current rate payers will be at the mercy of a central government entity, which has the power to increase rates without recourse or objection from the current rate payers

The total cost of all the proposed plan changes should be met by the developers and submitters of this plan change application. The future running costs of 3 waters from the Lockerbie plan change is to be written into the application and kept separate from any future cost landed on the Morrinsville rate payers.

There must be a credible independent complaint tribunal established to hear, rule and enforce rate payers concerns of charges that 3 waters may see fit to levy.

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

Submission No: 22

Submission ID: 54117

Submission Date:

2022-02-17

09:42:09

Name (individual/organisation):

Roland and Marjorie Latto

Contact person (if different from above):

Address for correspondence:

11 BREEN Place Morrinsville

Email:

marjandrolly@xtra.co.nz

Phone Number:

0274506492

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Increased number of housing in the plan to the ability of the town supplying the amenities.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

The town has not the parking in the centre of town. The schools have not the space to increase capacity of pupils. They say they will build them but we all know that words don't relate to actions. The council have found water but it is not helping with the water supply. The wastewater needs an improvement. We know that they want it to go in stream down Taukoro Road which is not designed for that. That land is good land which could produce food. The roads in Lockerbie are so narrow that parking is not safe outside houses.

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

Submission No: 23

Submission ID: 54155

Submission Date: 2022-02-18 14:53:01

Name (individual/organisation):

The Ministry of Education

Contact person (if different from above):

Danielle Rogers (Beca consultant)

Address for correspondence:

Beca Ltd. PO Box 448, Waikato Mail Centre Hamilton 3240

Email:

danielle.rogers@beca.com

Phone Number:

07 838 0510

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

See attached submission

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[620efbfd7f72d-Ministry of Education Submission on Plan Change 56 - Lockerbie Morrinsville.pdf](#)

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

See attached submission

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-



FORM 5

Submission on publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991

To: Matamata-Piako District Council ('Council')

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Limited
PO Box 448
Hamilton 3240

Attention: Danielle Rogers

Phone: 07 838 0510

Email: danielle.rogers@beca.com

Ministry of Education Submission on Matamata-Piako District Council Private Plan Change 56: Lockerbie, Morrinsville

Background:

The Ministry of Education (the Ministry) is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on educational facilities and assets in the Matamata-Piako District.

The Ministry's submission on Plan Change 56:

The Ministry acknowledges that Lockerbie Estate Limited and Lockerbie Estate No. 3 Limited have requested a private plan change to the Proposed Matamata-Piako District Plan (ODP) to rezone approximately 78 hectares of land at 76 Taukoro Road, 182 Morrinsville-Tahuna Road and Lockerbie Street from rural to residential. The plan change seeks to enable the development of up to 1,200 additional mixed typology dwellings and would provide for densities that are greater than currently enabled.

Future school network impacts

The proposed site is located near a number of schools in Morrinsville¹ and due to the additional 1,200 dwellings proposed with this plan change, there is the potential for the development to increase the number of students in the area by approximately 350 primary school students and 180 high school-aged students.

We acknowledge that Lockerbie Estate has engaged with the Ministry and confirm that while there is some existing capacity within the local schooling network, the scale of this additional development, especially if combined with local private plan changes also in the pipeline, will place pressure on local schools, especially David Street School. The Ministry has some reservations about its ability to service education requirements for these additional dwellings in a timely fashion.

Enabling Educational Provisions

¹ David Street School, Morrinsville School, Morrinsville High School and Morrinsville Intermediate

However, while the Ministry has not yet identified a current requirement for additional educational facilities within the plan change area, the Ministry submits that specific provision should be made within the Proposed New Section 17 Medium Density Residential Zone of the ODP ("Section 17") to enable educational facilities within this zone and to recognise the important role that educational facilities play within the communities that they serve. The Ministry seeks that the requested amendments, additions or retentions to the Plan Change, as set out in Attachment 1, be accepted by Council.

For the avoidance of doubt, the Ministry also seeks any other additional or consequential relief to the proposed private plan change, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission.

The Ministry's position on the proposed plan change:

The Ministry is neutral on the proposed plan change if the relief outlined above can be incorporated within the proposed private plan change and the new Section 17.

The Ministry wishes to continue its relationship with Lockerbie Estate and work collaboratively with Council with respect to the staging and timing of the residential development to help understand any other potential impact on the school network. The Ministry also looks forward to working with Council on how best to provide for the future of Matamata-Piako District schooling and to ensure that provision is made for a transport network that is accessible and safe for students across all modes.

The key Ministry contact person for this development area is Alison Harold. Contact details for Alison are:

Alison Harold (for network consultation)
Manager Education
Phone (07) 8587311
Alison.Harold@education.govt.nz

The Ministry wish to be heard in support of their submission. If others make a similar submission, the Ministry would consider presenting a joint case with them at the hearing.

The Ministry could not gain an advantage in trade competition through this submission.

Should you wish to discuss any aspect of this submission, please do not hesitate to contact the undersigned as the consultant on behalf of the Ministry.



Danielle Rogers
Planner (Beca Limited)
Date: 18/02/2022

Attachment 1: Ministry of Education Submission on Section 17 - Medium Density Residential Zone

ID	Subsection	Specific Provision	Support/Oppose/ Neutral/New Provision	Reason for Submission	Relief Sought
1	17.2 Medium Density Residential Zone Objectives	Objective MRZ-O6 Land-use, subdivision and infrastructure are planned in an integrated manner that does not compromise the supply and capacity of public services.	Support in part	The Ministry supports Objective MRZ-O6 in Section 17 in part for the reason that it provides for public services in this zone, however, we note that "Public Services" are not defined in the ODP and we request that for clarity "educational facilities" are included in the objective as they are defined in the ODP.	Ammend as follows: Objective MRZ-O6 Land-use, subdivision and infrastructure are planned in an integrated manner that does not compromise the supply and capacity of public services <u>including educational facilities.</u>
2	17.3 Medium Density Residential Zone Policies	N/A	New Provision	The Ministry notes that Objective MRZ-O6 is not supported by a corresponding Policy and therefore we submit that a policy be included in Section 17 to support the objective.	Add as follows: <u>Policy MRZ-P8</u> <u>To provide for public services including educational facilities as an integrated component of the Medium Density Residential Zone to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone.</u>
3	17.4 Activity Status Rules Restricted Discretionary Activities	N/A	New Provision	To enable educational facilities and recognise the important role that educational facilities play within residential zones, the Ministry submits that educational facilities within the Medium Density Residential Zone should be provided for as a Restricted Discretionary activity.	Add as follows: <u>MRZ- R(12) Educational Facilities</u> <u>General Performance Standards</u> <u>Refer Rules MRZ-R1(1) to MRZ-R1(5)</u>
4	Matters of Discretion for Educational Facilities	N/A	New Provision	To enable the appropriate assessment of Educational Facilities as Restricted Discretionary Activities we submit the inclusion of the Matters of Discretion proposed as Relief Sought.	Add as follows: <u>Council's discretion is restricted to the following matters:</u> <u>(a) The extent to which it is necessary to locate the activity in the zone;</u> <u>(b) Reverse sensitivity effects of adjacent activities;</u> <u>(c) The extent to which the activity may adversely impact on the transport network;</u> <u>(d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood;</u> <u>(e) The extent to which the activity may adversely impact on the noise environment.</u>

ID	Subsection	Specific Provision	Support/Oppose/ Neutral/New Provision	Reason for Submission	Relief Sought
5	17.4 Activity Status Rules Non-complying Activities	MRZ- R(17) Educational Facilities	Oppose	To enable educational facilities and recognise the important role that educational facilities play within residential zones, the Ministry submits that educational facilities are removed from Non-complying Activities to be provided for as a Restricted Discretionary activity.	Delete as follows: MRZ- R(17) Educational Facilities

Submission No: 24

Submission ID: 54235

Submission Date: 2022-02-22 21:49:56

Name (individual/organisation):

Ron & Robyn Johnston

Contact person (if different from above):

Ron or Robyn

Address for correspondence:

15 Taukoro Road, RD5, Morrinsville

Email:

ron.robbyn@xtra.co.nz

Phone Number:

Ron 027 244 3900 or Robyn 027 214 8708

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Development Area (1st Road onto Taukoro Road) & Proposed Zoning (Rural V Residential)

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[6214a3b4d669c-Taukoro Road Submission.pdf](#)

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

As Attached

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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-

Rural Zone to Residential

Two additional connections to Taukoro Road.

My submission is;

Suggestion amendments.

With regards to the Lockerbie Estate Limited Development Area Plan

We Submit that,

1) The 1st Road on the right going down Taukoro Road from the Tahuna Road Intersection, be removed, our reasons being;

1) The road that is proposed is opposite our property boundary and visibility is not always the best, for example 1st thing in morning with the sun coming up and foggy days, traffic travelling on Taukoro Road towards Tahuna Road up over the brow of the hill could be dangerous for vehicles exiting/entering this road, (eg several times we have pulled out of our driveway and then a vehicle appears behind you from no where, removing this road altogether would be the better option as we think that the connection/road from Morrinsville-Tahuna Road would service this area of the subdivision and will also eliminate the problem of vehicles doing wheelies from the Tahuna Rd/Taukoro Rd intersection and disappearing down it into the sub-division.

2) Overall view of the proposed sub-division, larger sections in which people can install tanks to collect rainwater for use in gardens, which would also help the town infrastructure and children have room to play outside and roads need to be wider.

With regards to the proposed zoning

1) We currently run a business from home (15 Taukoro Road) which involves trucks/diggers, these enter & exit the property several times a day, as we will still be classed as rural this would not be affected in any way, hoping no one on the residential side of Taukoro Road can complain?

Submission No: 25

Submission ID: 54239

Submission Date:

2022-02-23

07:20:54

Name (individual/organisation):

Cassandra Mankelow-Hancock

Contact person (if different from above):

Address for correspondence:

36B Page Street, Morrinsville 3300

Email:

hancock.cassandra@gmail.com

Phone Number:

0211285683

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Various general comments

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

1. MPDC should take the opportunity to be forward thinking and require rain water collection tanks e.g. 1000 litres to be compulsory with each new build and not rely on a bore that might not sustain the water needed. These don't need to be intrusive, they can be screened or dug into the ground.
2. With the first stage of Lockerbie it was disappointing to see dirt/mud coming off site and ending up on all the roads around Morrinsville. I would like to see compulsory wheel wash requirements for all trade/excavation vehicles coming off the site while it is being developed. MPDC also need to be better at enforcing requirements.
3. I would like MPDC to reconsider the width of the streets in the development. There is a concern about emergency vehicles being able to access locations where narrow streets are lined on both sides with vehicles from dwellings. Alternatively if the street width remains at the minimum then MPDC should consider putting broken yellow lines so that if a car parks on one side there can't be one parked directly opposite it.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

1. require rain water collection tanks on each property either screened on in ground.
2. increase width of streets

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

I could gain an advantage in trade competition through this submission

No

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

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

Upload additional info (if necessary):

Notes:

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-

Submission No: 26

Submission ID: 54241

Submission Date:

2022-02-23

09:22:15

Name (individual/organisation):

Morrinsville Chamber of Commerce

Contact person (if different from above):

Nigel McWilliam

Address for correspondence:

46 Willow Grove, Morrinsville

Email:

nigel@mbsadvisors.co.nz

Phone Number:

0276883287

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

The Morrinsville Chamber of Commerce wishes to record its support of Private Plan Change 56 - Lockerbie Plan Change

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

The Chamber met with G D Jones in February to discuss details in regard to the development and the Board has been fully satisfied with the discussion and on that basis supports the plan change as proposed. The discussion paper presented to the MCC has been attached to this submission.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change

Suggested amendments:

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:

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

[621545f809ed4-Lockerbie Feb 2022.pdf](#)

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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Lockerbie Estate Plan Change - Design and Infrastructure Summary

To: Morrinsville Chamber of Commerce

Thank you for the opportunity to explain in more detail our proposal to create more housing at Lockerbie Estate. There are several key considerations that we have undertaken in formulating our masterplan. These notes can be read in conjunction with the supporting masterplan and pedestrian network maps.

Background to the Plan Change:

- In 2017, Council undertook Plan Change 47 with full public consultation. This rezoned the proposed Lockerbie plan change land as 'future residential' with the intention that it would be enabled once the zoned land at Lockerbie had been developed. We have now sold all the sections in the zoned land area and therefore we are seeking to activate the live zoning of the plan change area as intended through Plan Change 47.

Infrastructure:

- **Water:** Lockerbie and Council have worked together to enable an additional municipal water supply from a deep bore located in Lockerbie Estate off the current end of Cobham Drive. Council is in the process of finalising the consent conditions with Waikato Regional Council and it is expected that this supply will be sufficient to service all of Lockerbie as well as provide a boost to the current town supply in Morrinsville. Water management measures to conserve rainwater for reuse are also proposed for the plan change area.
- **Wastewater:** A pump station and storage facility will be installed in Lockerbie just off Taukoro Road. This will enable Lockerbie wastewater to be pumped into the reticulated system off peak in order to reduce the load on the network. Council have already invested in pipe upgrades through Morrinsville in order to facilitate the potential growth at Lockerbie.
- **Stormwater:** The Lockerbie Stormwater Management Plan makes use of the creation of wetlands to treat and attenuate the stormwater runoff from the development. The stormwater ultimately discharges at a slow rate through the farms to the north of Morrinsville and to the Piako River. This strategy avoids sending any stormwater back through the Morrinsville network which has capacity issues.
- **Roading:** The plan change proposes to fully urbanise the eastern side of Morrinsville-Tahuna Road (north of Rhoda Road) with a footpath and dedicated cycle lane. It also proposes to do the same for the southern side of Taukoro Road. This will enable safe pedestrian and cycle connectivity from Lockerbie back down Studholme Street. In addition to this a new roundabout at Morrinsville-Tahuna Road and Taukoro Road is proposed to make the roading network safer and create a clear northern entrance to the town.

Amenity:

- **Reserves network:** The proposal includes approximately 18 hectares of reserves and green belt areas that will be vested in Council at no cost. A pedestrian network of 3m wide paths and footbridges will provide a 5km loop through Lockerbie that will run alongside the streams and wetlands.
- **Park and playground:** the reserve network will link with a new park and playground in the plan change area which is in addition to the park and playground under the London Plane Tree area already established in Lockerbie.
- **Ecology:** The reserve areas will be planted with thousands of native species and the wetlands designed to support bird life.

*David St - entrance to Lockerbie.
MOE - Reserve area for school site - not required.*

Services:

- **Schooling:** Lockerbie has undertaken extensive consultation with the Ministry of Education, David Street Primary and Morrinsville Intermediate. The Ministry believes that an additional school site is not required.
- **Commercial:** A neighbourhood retail centre is planned at the George Street entrance to Lockerbie and is anticipated to include a supermarket, medical centre and local amenity shops such as hairdresser and physio.
- **Aged Care Facility:** in conjunction with the retirement village project, an aged care facility is planned with dementia, hospital and rest home care.

Housing typologies:

- The proposal is intended to enable rules to create a range of housing typologies to suit many buyer preferences. These will range from larger standalone homes down to multi-unit terraced houses.
- The intention is to create an environment where people can upsize or downsize their housing needs while remaining in the same general location, rather than having to move to a new area. Lockerbie feels that is a key component of helping to build a strong community rather than a transient one.
- The masterplan has located the smaller housing types in areas surrounding by the public open space and the larger lots on the outer areas of the development. This means that if you prefer a lower maintenance home without private backyard space, that you still have connections to public walking, cycling and recreational areas close to your home.

Kind regards

GD Jones

Lockerbie Estate

021-254-6574

development@lockerbie.co.nz

Where Modern Living Meets Country Charm

Stormwater pump.

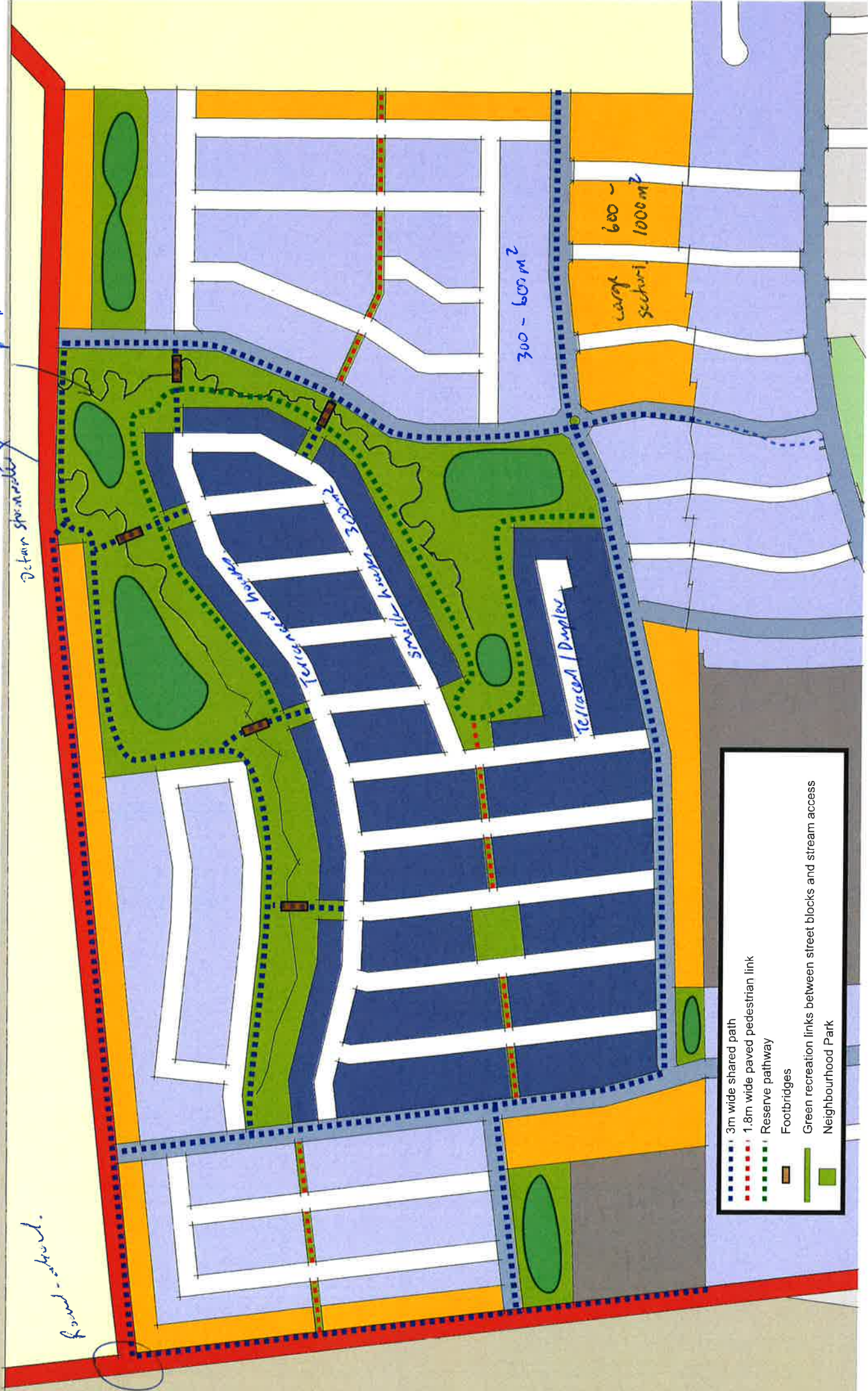
Detour stormwater

Footbridge

Terrace / Duplex
300m² - 600m²
600 - 1000m²
large section

- 3m wide shared path
- 1.8m wide paved pedestrian link
- Reserve pathway
- Footbridges
- Green recreation links between street blocks and stream access
- Neighbourhood Park

Cobham Drive house





Submission No: 27

Submission ID: 54259

Submission Date:

2022-02-24

10:52:20

Name (individual/organisation):

Mandy Crockett

Contact person (if different from above):

Mandy Crockett

Address for correspondence:

27 Alexandra Avenue Morrinsville

Email:

mandy1crockett@gmail.com

Phone Number:

0223178266

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Whilst I understand the demand for additional housing in our District, I don't believe this application takes into consideration the affects of such a large increase in population on the existing Township and amenities. Doctors, dentists, schools area already under pressure.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Further consideration needs to be given as to the affect on the existing Township and Residents and a plan/proposal be provided as to the growth of the town as a whole and not just increased housing development

Upload the document containing your submission here:

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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-

Submission No: 28

Submission ID: 54265

Submission Date:

2022-02-24

11:39:03

Name (individual/organisation):

Chris Pritchard

Contact person (if different from above):

Address for correspondence:

452A Thames Street

Email:

cp3_16@hotmail.com

Phone Number:

0212625080

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

General comments

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Accept plans

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

Great to see specific use zoning taken into consideration, particularly like the use of land for Maori purposes so we are all inclusive with this use of land.

What I would like to see is consideration of resources as part of this project. Great to see drainage and water bores being thought of but what about the fact we will need bigger supermarkets to cope with 1200 more households? What about a secondary main road created there due to lack of parking in town? This could have a new range of shops and finally chain fast food could be welcomed to Morrinsville with the proviso it employs from Morrinsville.

Just more housing changes overall needs of the area so would be good if this is part of accepting the plans.

Great work on getting this project happening to all who have worked hard to make it happen.

Note, I am a local tradie but only small jobs so minimal benefit if any on this going ahead.

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
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Submission No: 29

Submission ID: 54266

Submission Date: 2022-02-24 11:41:33

Name (individual/organisation):

David & Cheryl Holland

Contact person (if different from above):

Address for correspondence:

36/2 Seales Road, Morrinsville

Email:

hollandd9@gmail.com

Phone Number:

0212436502

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Traffic Assessment

Change to District plan rules

Water Supply

Wastewater

Omissions

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[6216b81db4c18-MPDC.pdf](#)

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
 - After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.
-

Submission on Private Plan Change 56

From: David & Cheryl Holland

36/2 Seales Road

Morrinsville

We write to object to the private plan change on the following grounds:

- **Traffic Assessment**

A traffic Assessment is submitted which discusses connection to local roads and the changes required to these connections. However, it does not cover the downstream effects of this traffic increase and the mitigations required.

For example: there will be large increases in traffic on Fairway Drive on onto Studholme street which are covered. However, not covered are the consequential increases on traffic into the centre of Morrinsville, onto Seales road and the interchange to the SH26, and onto Snell Street and Avenue Road North and it's interface to SH26. The latter is currently a temporary roundabout.

The Traffic Assessment needs to be expanded to cover this and look at the mitigations required.

I would also have more faith in the Traffic Assessment if they could at least be accurate in the public transport section. There are 7 buses daily to Hamilton, not the 2 stated in the report. Getting basic facts like this wrong leads to doubt in all the other numbers presented.

As a result, I would like the developers to pay for an independent peer review of this report.

- **Changes to District plan rules for this change**

Several changes are requested to the District plan rules for this development only. Amongst these are:

- Increase height limit from 9m to 10m
- Reduce setback limits for properties
- Maximum building coverage increase

These (and other) changes are specifically proposed for this development and not for the rest of the area. The beneficiaries are the developers of the site as they will increase their potential profit.

These should be rejected and if desired these changes should be made with a review of the whole district plan so that if there is a need to make these changes they are made for the district as a whole.

- **Water supply**

The infrastructure report covers water supply to the new development.

It is well known that there are already water supply issues in Morrinsville. The report states that:

Preliminary modelling indicates that there is insufficient capacity in the existing network to service the Plan Change Area from existing Council infrastructure. To mitigate this, and to reinforce the wider Council catchments, MPDC have proposed to consent and install a new Water Treatment Plant in the Lockerbie Stage 3 area. This Water Treatment Plant will be supplied by an existing bore located in Cobham Drive.

No details are provided on the timing and costs of this new plant. There is also no guarantee that the council will receive a consent for this supply from the Regional Council.

Hence, we propose:

- **Council completes a full feasibility study and costing for the new plant, and the costs for this plant are covered by the developers.**
 - **No Plan change be approved until this feasibility is complete and a consent for the bore extraction and water treatment plant has been granted.**
 - **The Developers cover the cost of this new plant.**
- Wastewater

Similarly, to water supply, the report states that:

In addition to the proposed pump station, additional council downstream infrastructure upgrades may be required at key stages of development. These include potential upgrades to the Allen Street Pump Station; capacity and treatment upgrades to the Morrinsville Wastewater Treatment Plant, and downstream infrastructure upgrades to the reticulated network. MPDC have engaged Pattle Delamore Partners Ltd to undergo Masterplanning advice to the reticulated network and it is expected that outcomes will be identified in early 2022.

It therefore seems premature to grant this plan change before the costs for this downstream work have been evaluated.

Again, this is a big development with significant increases to required capacity, if the development is to go ahead, the developers need to cover the cost of these changes.

- General

This development is not a few houses it is 1200. Increasing the number of households from the current 3,230 to over 4,000.

According the developers own report, only 800 new properties are required by 2038.

By 2038 a net additional 800 dwellings is required to accommodate Statistics NZ High series growth in Morrinsville by 2038. Given recent (above High projection) growth trends in Morrinsville, the Statistics NZ projections can be considered conservative if the recent growth profile is maintained. This momentum can only be sustained if additional residential supply is provided to ensure no artificial influences impose on the market.

There is no conclusion presented, but the conclusion must be that 1200 houses are not required. Hence, the plan change should be rejected.

- Omissions

No consideration has been given to the current issues with Morrinsville town centre

- Lack of parking
- Poor supermarket facilities

This private plan change will only make these issues worse with no mitigation. Any significant increase in the number of residences in the town needs to be considered holistically as part of

an overall master plan for the town and the overall district plan rather than this private plan change.

In conclusion, we believe that the change should be rejected and the expansion of Morrinsville's residential area should be considered as part of the review to the District plan when this comes up.

Alternatively, the due diligence we have suggested above should be carried out and assessed prior to the change being reviewed.

David and Cheryl Holland

Hollandd9@gmail.com

021 243 6502

Submission No: 30

Submission ID: 54268

Submission Date: 2022-02-24 11:59:36

Name (individual/organisation):

Matamata-Piako District Council

Contact person (if different from above):

Kumeshni Naidu

Address for correspondence:

35 Kenrick Street, Te Aroha

Email:

knaidu@mpdc.govt.nz

Phone Number:

07 8840060

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

See attached

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[6216bc589e082-Submission MPDC PPC56 Lockerbie Morrinsville Final.pdf](#)

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

See attached

I wish to be present at the council planning hearing:

Yes

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

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

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Form 5

Submission on Proposed Private Plan Change 56: Lockerbie Plan Change, Morrinsville.



te kaunihera ā-rohe o
matamata-piako
district council

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's details:

Name: Matamata-Piako District Council _____
(Organisation / Individual)

Contact person: Kumeshni Naidu _____
(If different from above)

Address for correspondence: Matamata-Piako District Council, 35 Kenrick Street, Te Aroha _____

Phone: 078840060 _____ Fax: _____

E-mail: knaidu@mpdc.govt.nz _____

This is a submission on Private Plan Change 56: Lockerbie Plan Change, Morrinsville.

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

Council supports the private plan change and Council and its staff have enjoyed working with the applicant to achieve good outcomes for the community. This submission deals with those matters that Council consider require adding or amending to achieve better outcomes. These are outlined on the attached document "Matamata-Piako District Council Submission: Proposed Private Plan Change 56: Lockerbie Morrinsville"

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

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

Accept the plan change

Decline the plan change

X Accept the plan change with the following amendments

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

See attached document “Matamata-Piako District Council Submission: Proposed Private Plan Change 56, Lockerbie Morrinsville”

I wish to present at the council planning hearing:

Yes No

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

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

Yes No

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

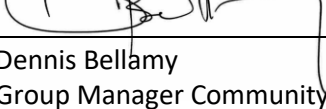
Yes No

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

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

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

Yes No

Signed:  Date: 24.02.22
Dennis Bellamy
Group Manager Community Development

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4.30pm, Thursday, 24 February 2022.**
- Please send the completed form before the closing date to: Matamata-Piako District Council, 35 Kenrick Street, PO Box 266, Te Aroha or email to submissions@mpdc.govt.nz or complete online at mpdc.nz/lockerbie; or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.

Office use only:

CM # _____ NAR # _____ Container: 22/112

MATAMATA-PIAKO DISTRICT COUNCIL SUBMISSION: PROPOSED PRIVATE PLAN CHANGE 56, LOCKERBIE MORRINSVILLE

Specific Provision of Submission	Support or oppose with reasons	Decision Sought
<p>1. Provide for on-site water storage and use, and water meters</p>	<p>Oppose</p> <p>The issue of water is of concern to Council, and it is opposed to not have any measures in place to mitigate the effects from development. Demand for water from reticulated water supply services is an effect of urban subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply network and the natural systems that they draw on. Developing infrastructure to service new development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (eg water bodies). Infrastructure servicing and design should promote sustainable management solutions and work with natural features in the environment such as water bodies and incorporating where possible elements into the design of development.</p> <p>Water meters encourage people to use water wisely, and a fairer way of sharing cost of water because those who use less pay less. Reducing demand means less water needs to be treated, which saves money, and has longer term on how much money needs to be spent on new treatment plants, pipes, and reservoirs.</p> <p>Water meters will not only assist in helping to conserve water but will also avoid Council breaching resource consents and avoid unnecessary investment in water supply.</p>	<p>Add the following standard or similar and renumber for all activities within the Lockerbie Development Plan Area</p> <p><u>MRZ-R1(5) Water Conservation within the Lockerbie Development Plan Area</u></p> <p>(a) <u>All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following:</u></p> <p>(i) <u>rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses; or</u></p> <p>(ii) <u>rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.</u></p> <p>(b) <u>The greywater re-use system must be installed to meet the Requirements under the Matamata-Piako District Council Development Manual</u></p> <p>Add a new section 6.14 the following or similar to the Matamata-Piako District Council Development Manual</p> <p><u>Section 6.14 Rainwater storage tanks</u></p>

		<p>1. <u>The greywater re-use system must be installed to meet the following requirements</u></p> <p>a) <u>there are safe setback distances from property boundaries;</u></p> <p>b) <u>the device uses water from a single residential building only;</u></p> <p>c) <u>the irrigation shall be sub-surface and suited to the soil type and slopes;</u></p> <p>d) <u>the greywater is not stored in any way, or treated other than primary screening or filtration;</u></p> <p>e) <u>the diversion device has a switching or selection facility so that greywater can be easily diverted back to sewer;</u></p> <p>f) <u>some form of non-storage surge attenuation is installed as part of the diversion system;</u></p> <p>g) <u>a coarse filter for screening out solids and oils/greases;</u></p> <p>h) <u>no risk of cross contamination between greywater and drinking water supplies; and</u></p> <p>i) <u>in case of sewage backflow, greywater system will shut off in times of sewage backflow.</u></p> <p>2. <u>The greywater irrigation system must be installed by an approved installer who must produce an installer's certificate demonstrating that the system meets requirements and will be installed correctly.</u></p>
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		<ol style="list-style-type: none">3. <u>A greywater installer’s certificate must be provided with the building consent application and the greywater diversion device must be installed by a licensed plumber who has a greywater installer’s certificate from the manufacturer and the system will be inspected and verified by a building inspector. Greywater re-use system set up and maintenance instructions must be added to the Land Information Memorandum for every property installing such a device.</u>4. <u>All new or relocated residential buildings where a rainwater storage tank supplies toilets must be fitted with separate plumbing, including backflow prevention devices, for these non-potable uses to prevent cross contamination of drinking water. Non potable water pipes between the rainwater tank and outlets (toilets and outdoor taps) shall be clearly labelled and coloured to differentiate them from potable water pipes and there shall be permanent non-drinking water signage over outdoor taps connected to rainwater tanks. Roof gutters are required to have leaf guards or screens and mosquito screens on all rain water tank vents. A restricted top-up from the public potable water supply will be provided to the tank to ensure that sufficient water to flush toilets is available.</u>5. <u>Where a development will contain more than one residential building, e.g. a retirement home or village or a multi-unit residential development, a common rainwater storage facility with a volume of 10,000 litres per household unit can be provided so long as access to operate and maintain the facility is secured via an easement or it is located within an area of ‘common property’.</u>6. <u>In both rainwater storage tanks and greywater re-use systems, backflow prevention must comply with the legislative requirements of the Drinking-water</u>
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		<p><u>Standards for New Zealand 2005 (revised 2008), in particular, where connections to a potable water supply exist.</u></p> <p>7. <u>Separation and/or backflow prevention between potable and non-potable systems will be required in residential situations to ensure that public health is not compromised by cross contamination from the use of non-potable water.</u></p> <p>8. <u>No outdoor taps shall be connected to the potable public water supply.</u></p> <p>Add the following standard for the subdivision of land in 6.3.12 (i)(b)</p> <p><u>(b) Every subdivision within the Lockerbie Development Plan Area shall put in place a water meter for each individual residential unit.</u></p> <p>As an alternative, the above to be inserted in under 9.4.7 Water Conservation Methods as part of the Lockerbie Development Plan Area</p>
<p>2. General to MRZ- Medium Density Residential Zone</p>	<p>Consistency with the NZ Planning Standards</p>	<p>Outline all definitions that are used in the chapter with <i>Italic wording</i></p>
<p>3. General to MRZ- Medium Density Residential Zone</p>	<p>For consistency with the NZ Planning Standards Restricted Discretionary Activities should relate to 'Matters of Discretion' and Discretionary Activities & Non-complying should relate to 'Assessment Criteria' not to performance or activity performance standards</p> <p>It is noted that the existing plan relates to all matters of discretion being called assessment criteria – therefore could change to this and undertake an admin change when the plan is fully compliant with the standards</p> <p>The identification of Precincts also needs to refer to the set way of writing Precinct</p>	<p>Amend in relation to all RDIS and DIS and NC rules</p> <p>Where a rule relates to Precincts amend to refer to PREC1-</p>

4. MRZ-R(1) Outdoor Living Space (i)	Clarify wording	Reword as follows “-----, <i>Except that this space may be reduced by the same amount area where balconies, decks and conservatories are provided -----</i> ”
5. MRZ-R(1) Outdoor Living Space (iii)	By imposing a limit on the height of decks is likely to trigger several resource consent applications, therefore it is proposed to delete a limit on the height of a deck	Reword as follows or similar “ <i>Be located to the north, east or west of the unit. <u>Except where balconies are provided this area shall be at ground level and may include decks up to 1m above ground level except where balconies are provided.</u> and may include <u>decks that are connected with the rest of the outdoor living space</u>”</i> ”
6. MRZ-R(3) Home Business – Activity Performance Standards (v)	The amenity from of a 10m2 display area of goods is not conducive to a medium residential zone	Reword as follows: “A maximum area of 640 m2 for the display of goods for sale in addition to (iv)”
7. MRZ-R(4)	Delete (v) as this is a repeat of the general standards and clarify the wording to new (vi)	Delete (v) Reword as follows: <i>(i) No yard or height relative to boundary rules shall apply at common (shared) walls; and</i>
8. MRZ-R(6)	Performance standards are not required for demolition	Delete general performance standards for MRZ-R(6)
9. MRZ-R(9)(vi)	Need to ensure this aligns with the NES-FW	
10. MRZ-R(9) Exclusion Bullet point 2	Need to clearly outline that the earthworks are associated with a building consent	Reword as follows: “ <i>are for the removal of topsoil for building foundations and/or driveways <u>associated with an approved building consent, or</u></i> ”
11. Restricted Discretionary Activities Preamble	Need to include reference to MRZ-R1(5) to provide for consistency throughout the plan	Reword as follows: “ <i>All restricted discretionary activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(4)-(6). The activity specific standards are identified in the following activity rules.</i> ”

12. MRZ-R(11) Duplex Dwelling	Need to include reference to earthworks for consideration as a RD	<i>General Performance Standards</i> <i>Refer Rules MRZ-R1(1) to MRZ-R1(6) and MRZ-R(9)</i>
13. MRZ-R(11) Duplex Dwelling (iii)	Clarify wording	Reword as follows: "----- <i>. Except that this space may be reduced by the same amount-area where balconies, decks and conservatories are provided</i> -----"
14. MRZ-R(11) Duplex Dwelling (v)	Repeated rule from general performance standards – all other performance standards are not listed here	Delete rule MRZ-R(11)(v)
15. MRZ-R(11) Duplex Dwelling	For clarity reference should be made to identify that title cannot be sought for until the framing of a duplex is completed	Add in the following or similar where duplex standards are referred to "viii) Refer to rule 6.3.13 (ii)"
16. MRZ-R(12)	Clarify wording	Reword as follows: "Any permitted activity -----"
17. MRZ-R(13) to MRZ-R(16)	Provide for the consideration of earthworks. Also as there is a cleanfill rule within the activity table it is suggested that there could be a conflict with the earthworks rule for the Lockerbie Development Plan Area (LDPA). It is therefore suggested that an exclusion be provided in activity table 2.2.9.2 to exclude the LDPA.	1. Add into the assessment criteria (worded as general performance standards) " <u>MRZ-R1(9)</u> " 2. Rule 2.2.9.2 <i>Cleanfill activities involving the deposit of 1000m3 or more of material (as measured compacted in place) except for those areas covered by the Lockerbie Development Plan Area (see rule MRZ-R(9))</i>
18. PREC-R(3) One residential unit on lots less than 325m2	Consistency of terminology	Reword as follows: <i>The minimum lot size shall not be less than 273m2 net site area</i> "
19. PREC-R(4) Duplex Dwellings	General performance standard MRZ-R1(4) Interface between public and private has not been included within the standards for assessment – Council considers this is one of the key matters to be considered for medium residential density housing.	Reword as follows: "Refer Rules MRZ-R1(1) to MRZ-R1(3-6) and MRZ-R1(5)."
20. PREC-R(4) Duplex Dwellings (v)	Repeated rule from general performance standards – all other performance standards are not listed here	Delete rule PREC-R(4)(v)

21. PREC-R(4) Duplex Dwellings (vii)	Reword to relate to common (shared) walls only for no height and yard requirements	Reword as follows: “(vii) No yard or height relative to boundary rules shall apply at common (shared) walls; and”
22. PREC-R(5) Terraced Housing	General performance standard MRZ-R1(4) Interface between public and private has not been included within the standards for assessment – Council considers this is one of the key matters to be considered for medium residential density housing.	Reword as follows: “Refer Rules MRZ-R1(1) to MRZ-R1(3-5) and MRZ-R1(5) .”
23. PREC-R(5) Terraced Housing (iii)	Repeated rule from general performance standards – all other performance standards are not listed here	Delete PREC-R(5) (iii)
24. PREC-R(5) Terraced Housing (v)	Inconsistency as General performance standards require 50% building coverage	Either delete rule or delete reference to MRZ-R1(3)
25. PREC-R(5) Terraced Housing (vii)	Reword to relate to common shared walls only for no height and yard requirements	Reword as follows: “(vii) No yard or height relative to boundary rules shall apply at common (shared) walls; and”
26. Discretionary Activities	Requires meeting all the performance and activity specific standards – these matters should be identified as Assessment Criteria therefore it is unnecessary to include the first paragraph	Delete first paragraph under the heading Discretionary Activities
27. PREC (6) – Any permitted or controlled activity -----	Consistency of terminology as there are no controlled activities General Performance Standards No reference to activity related performance standards (assessment criteria)	Delete reference to “controlled activity” Ensure activity related and specific standards apply
28. PREC-1(7) Retirement Village	Need to ensure earthworks standard is considered as part of any application	Refer Rules MRZ-R1(1) to MRZ-R1(5) and MRZ-R(9)
29. PREC-1(8)	Council considers that the Lockerbie Development Plan Area (LDPA) should be abided by therefore it is appropriate to identify that any development that does not meet the LDPA shall be a non-complying activity	Add the following: <u>PREC1-(11) Development not in accordance with the Lockerbie Development Plan Area</u>

<p>30. MRZ-R1(2) Building Envelope</p>	<p>(a) To clarify the intent of rule and to ensure it can be consistently interpreted a diagram needs to be provided to show how the maximum height rule works</p> <p>(b) (b)(ii) Height to boundary should apply except for the internal (common) boundaries</p> <p>(c) Yards – consistency of terminology – bulletpoint 2 should relate to accessory buildings</p> <p>(d) consistency of terminology – bulletpoint 2 (v) should relate to accessory buildings</p>	<p>Insert Height diagram</p> <p>Reword as follows: “(ii) For <u>common walls</u> of duplex or terraced housing”</p> <p>Reword as follows: “It is proposed to site <u>the accessory a-building</u> ----”</p> <p>Reword as follows: “(v) No more than one <u>accessory building</u> is -----”</p>
<p>31. MRZ-R1(4) Interface between public and private (d),(e) and (f)(iv)</p>	<p>Clarify terminology & Typo</p>	<p>Reword as follows: “(d) ----- For corner sites <u>sites with two transport corridor-street frontages, and/or where one street frontage and a reserve on the other frontage this is required on both street frontages</u>”.</p> <p>“(e) <u>Maximum fence heights – Front and side boundary fences or walls located forward of the front building line wall of the dwelling residential unit</u>”</p> <p>“(f)(iv) ----- expect <u>except</u> -----”</p>
<p>32. MRZ-R2(1)</p>	<p>Clarification, terminology and typo Reword heading to relate to Matters of Discretion and reword (a) to include any specific standards as Matters of Discretion</p>	<p>Reword as follows: “<u>MRZ R2(1) General Assessment Criteria Matters of Discretion</u>”</p> <p>(a) <u>The extent of non-compliance with any performance standards or activity specific standards and the degree to which this adversely affects the amenity and character of the site and surrounding area;</u></p>

	<p>The development principles have been identified in Appendix 9 and it is considered that these principles apply to any applications for development as well as subdivision.</p>	<p>(g) The extent to which landscaping and screening is uses <u>used</u> to mitigate adverse visual effects; and</p> <p>Add the following:</p> <p>(i) <u>The extent to which the subdivision and development principles in 6.3.13 are met.</u></p>
<p>33. MRZ-R2(2) Restricted Assessment Criteria – Duplex Dwelling</p>	<p>Clarification and terminology Reword heading to relate to matters of Discretion and delete “Note” under heading. Reword to require an additional Matters of discretion to consider all matters (via general performance standards and specific activity standards which need to be headed up in the rules as Matters of Discretion)</p>	<p>Reword as follows: “<u>MRZ R2(2) Restricted Discretionary Matters of Discretion</u> Assessment Criteria – Duplex Dwelling</p> <p><i>Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria resulting from the rule mechanisms that apply to the activity</i></p> <p><i>In addition to -----</i></p>
<p>34. MRZ-R2(3) Restricted Assessment Criteria – Terrace Housing</p>	<p>Clarification and terminology Rule MRR2(1) provides the rule to consider all performance standards or activity related standards as submitted above in item 31- Note: that under item 3 above this submission requests that standards applying to RDIS are Matters of Discretion</p>	<p>Reword as follows: “<u>MRZ R2(3) Restricted Discretionary Matters of Discretion</u> Assessment Criteria – Terrace Housing</p> <p><i>Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria resulting from the rule mechanisms that apply to the activity</i></p>
<p>35. 5.2.2A Medium Residential Density Zone (ii)</p>	<p>Clarification to ensure medium residential density zone is provided for</p>	<p>(ii) <i>Residential activities</i></p>

		<i>The noise level (LA_{eq}) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:---</i>
36. 6.2.4 Development Suitability	Amend area to align with rule as 7.5m by 15m is 112.5m ² – more effective to identify the rule as 113 m ² minimum so compliance is achieved	Reword 6.2.4 (i) as follows: “Each lot ----- must contain a minimum of 112 <u>113</u> m ² rectangular area of land -----”
37. 6.3.12 Lockerbie Development Plan Area	Clarification and Terminology as no controlled activities exist for LDPA – need to relate to Restricted Discretionary Activities It is unclear as to what rule 6.1.2(j) relates to – needs clarification	Reword as follows: (i) <i>Additional performance standards for subdivision using Rule 6.1.2(j). UNCLEAR what this reference is to and need to clarify</i> <i>a) The minimum lot size shall be 600m².</i> (ii) Controlled Assessment Criteria <u>Matters of Discretion</u> <i>See Section 6.4 <u>6.5</u></i> (iii) <i>Non-compliance</i> <i>Subdivision that fails to comply with the additional controlled standards in 6.3.12(i) above shall be non-complying activity.</i>
38. 6.1.3 Medium Density Residential Zone and PREC1-Lockerbie	Clarification to require appropriate width of lots and making it clear this relates to Terrace housing	Reword as follows: <i>(i)(b) Minimum lot width of (front and rear boundary) for 25% of front sites shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).</i> <i>(iii)(b)(ii) A condition of the land use consent will be that the records of title <u>for each adjoining Terrace House</u> is to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of</i>

		<i>until the framing for each residential unit Terrace House is completed.</i>
39. 6.3 Structure Plan Areas (Restricted Discretionary Activity)	Clarification – add in reference to Development Plan Areas	Reword as follows: (i) <i>Additional Performance Standards</i> <i>Compliance with the relevant Structure Plan or <u>Development Area Plan</u> for subdivision within the following areas:</i>
40. 6.5.4 Structure Plan Areas and Development Plan Areas	Clarification of wording and adding in reference for the user	<i>“The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters within the following Structure and Development Area Plan areas <u>or as identified within this plan.</u></i> ----- <ul style="list-style-type: none"> • <i>Lockerbie Development Area Plan – <u>Refer to Medium Density Residential Zone and 6.3.13, Appendix 9.4 and Lockerbie Development Plan Area</u></i>
41. Appendix 9: Schedule of Works 9.4 Lockerbie Development Area Plan	Within the Description and Purpose Statement, second bullet point, last point it identifies the provisions for a storage facility, subject to resource consent. This is also identified within MRZ-R(20) as a non-complying activity. It is not appropriate to anticipate such an activity for a non-complying activity resource consent application within and amongst medium residential density provisions. The applicant had the opportunity to plan for a business area within the development, which would have been more appropriate than considering a non-complying activity which is an activity that isn't provided for.	Delete “Provision for a storage facility, subject to resource consent approval”

<p>42. Appendix 9: 9.4.2 Additional Standards for Subdivision or Development</p>	<p>This section is specifically dealing with the design of subdivision and development and should be included in the standards for development and subdivision, otherwise it is considered that these may get lost. Alternatively clear references need to be made within the activity rules and subdivision rules to refer to.</p>	<p>To either include section 9.4 into the rules for development and subdivision or To include references within the Activity Rules and Subdivision Rules to “Refer to Appendix 9.4”</p>
<p>43. Appendix 9: 9.4.3 Transport Connections</p>	<p>Section 9.4.3 identifies the LDPA connections and upgrades. Council is concerned that due to the size of the development additional traffic could result in adverse safety effects on the surrounding road network, in particular along the Coronation Road corridor and the intersection with George Street. Council requests that a detailed safety assessment is provided. The safety assessment should also identify any mitigation required to minimise the safety effects on Coronation Road and at the Coronation Road/George Street intersection.</p>	<p>That a Safety Assessment be undertaken, and any works required as a result of the LDPA be identified as works to be undertaken and/or a Trigger for Works within the LDPA.</p>
<p>44. Appendix 9: 9.4.3 Transport Connections Figure 1 Morrinsville-Tahuna Cross-Section</p>	<p>There is some uncertainty regarding the Morrinsville-Tahuna Road cross-section. Council wants to ensure that there is sufficient carriageway width to allow for a compliant flush median, lanes and shoulders/cycle lane. As a starting point, Council requests that dimensions are provided on the Morrinsville -Tahuna Road cross-section. These dimensions and details could be refined with Council input in the future.</p>	<p>Insert into Figure 1 Morrinsville-Tahuna Cross- section dimensions</p>
<p>45. Appendix 9: 9.4.9 Triggers for Works – Table 1 - Water</p>	<p>The trigger for the Lockerbie bore and water treatment plant needs to clearly identify ‘when’ the bore and treatment plant needs to be operational.</p>	<p>Reword as follows or similar: <i>“To be agreed with Council. Some development may be able to be accommodated without this based on modelling results. To be operational before any demand is required from development within the area”</i></p>

<p>46. Appendix 9: 9.4.10 Development Agreement</p>	<p>Reword the preamble to make it clear a Development Agreement is required and that it needs to be signed and agreed to prior to the decision on this plan change and be legally binding on future landowners. Reasons are to ensure that the community are not left with costs that are directly as a result of the development.</p>	<p>Reword as follows or similar: <i>The Council and Developer may need to enter into an agreement to be signed and agreed prior to a decision on this plan change and shall be legally binding on future landowners. <u>for The agreement is for the provision of servicing ----</u>"</i></p>
<p>47. Definitions</p>	<p>The definition of 'Building Footprint' is not the same definition as provided for under the National Planning Standard. This standard definition must be used and cannot be changed.</p>	<p>Reword as follows: <i>"For the Medium Density Residential Zone, means, in relation to building coverage, the total area of buildings <u>at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</u></i></p>

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Activity Status Rules

MRZ - Medium Density Residential Zone

PER Activities	Deleted: Permitted
All permitted activities must comply with the general and relevant activity specific standards. The general standards are listed in MRZ-R1(1) to MRZ-R1(6). Any activity specific standards are identified in the following activity rules.	Formatted: Font colour: Text 1 Deleted: performance Deleted: performance Deleted: 5 Deleted: Performance Deleted: 5 Deleted: Performance
MRZ-R(1) One Residential Unit	
General Standards	
Refer Rules MRZ-R1(1) to MRZ-R1(6).	
Activity Specific Standards	
<u>Net site area</u>	
Every residential unit shall have a net site area of 325m ² .	
<u>Outdoor Living Space</u>	
Every residential unit shall have an area of outdoor living space which shall:	
(i) Have a minimum area of 50m ² and contains no dimension less than 4m. Except that this space may be reduced by the same area where balconies, decks and conservatories are provided with a minimum area of 10m ² , with no dimension less than 1.8m;	Deleted: amount
(ii) Be located to the north, east or west of the unit. Except where balconies are provided this area shall be at ground level and may include decks that are connected with the rest of the outdoor living space.	Deleted: . Deleted: T
(iii) Be unobstructed by vehicle access, parking spaces and buildings; and	
(iv) Be directly accessible from the main living area.	Deleted: and may include decks up to 1m above ground except where balconies are provided;

<p><u>Service Area</u></p> <p>Every residential unit shall have a service area which shall:</p> <ul style="list-style-type: none">(i) Have a minimum area of 20m², with a minimum dimension of 3m;(ii) Be readily accessible from each residential unit; and(iii) Is screened from a public road or other public place; and(iv) Is setback a minimum of 2m from the primary building frontage.
<p>MRZ-R(2) Alterations and additions to existing buildings</p>
<p>General Standards</p> <p>Refer Rules MRZ-R1(1) to MRZ-R1(6).</p>
<p>MRZ-R(3) Home Business</p>
<p>General Standards</p> <p>Refer Rules MRZ-R1(1) to MRZ-R1(6).</p>
<p>Activity Specific Standards</p> <p>A <i>Home Business</i> shall comply with the following standards:</p> <ul style="list-style-type: none">(i) A maximum of two full time equivalent positions may be employed in the home business and it must include at least one permanent resident of the site;(ii) The home business shall not involve the parking of heavy vehicles (Gross Vehicle Weight of 3,500kg or more) on site;(iii) The sale of goods directly to customers from the site is limited to those produced on site and/or which are ancillary to a service undertaken on site;(iv) The total area dedicated to a home business shall be limited to 60m² floor area, This may include up to 20m² outdoor areas for the activity including storage subject to this area being screened by fencing and/or landscaping to a minimum height of 1.8m;(v) A maximum outdoor area of 6m² for the display of goods for sale in addition to (iv);

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<p>(vi) Includes non-self-contained B&B for up to six people;</p> <p>(vii) All on site activities must individually and collectively comply with all permitted activity standards;</p> <p>(viii) Any private day care activity shall be limited to four children (excluding children permanently resident);</p> <p>(ix) Shall not involve any pet day care or grooming services, and</p> <p>(x) The hours for delivery and collection of goods as well as onsite customer visits within shall be between: 7.30am to 5.30 pm – Monday to Sunday.</p>
MRZ-R(4) Show Homes
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p>
MRZ-R(5) Accessory Building for any permitted activity
<p>General Standards Refer Rules MRZ R1(1) to MRZ R1(6).</p>
MRZ-R(6) Demolition of buildings and structures except those outlined in Schedules 1, 2, and 3.
<p>General Standards There are no standards for this activity.</p>
MRZ-R(7) Activities (including buildings) on land gazetted as reserve as provided by a Management Plan under the Reserves Act 1977
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p>
MRZ-R(8) Outdoor informal recreation and incidental structures
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p>

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MRZ-R(9) Earthworks
<p>Activity Specific Standards</p> <p>Earthworks shall comply with the following standards:</p> <ul style="list-style-type: none">(i) Max cut or fill height -<ul style="list-style-type: none">- 0.5m within the yard requirement.- 1.5m outside the yard requirement.(ii) All site works to be reinstated within 6 months of works commencing.(iii) Max volume of earthworks 100m³ within any 12 month period.(iv) Works must not affect or be located within a scheduled item (Schedule 1 – 3).(v) Works cannot involve the excavation or disposal of contaminated land/materials.(vi) Works shall be set back 5m from any overland flow path and 10m from any water body. <p>Exclusion:</p> <p>Any earthworks which;</p> <ul style="list-style-type: none">• have been approved as part of a land use or subdivision consent,• are for the removal of topsoil for building foundations and/or driveways <u>associated with an approved building consent</u>, or• any earthworks associated with utility installation, maintenance, upgrading and / or removal where the ground surface is fully reinstated within one month from when the work started.

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<p>RDIS Activities</p> <p>All restricted discretionary activities must comply with the general and relevant activity specific standards. The general standards are listed in MRZ-R1(1) to MRZ-R1(6). The activity specific standards are identified in the following activity rules.</p>
<p>MRZ-R(10) Any permitted activity which does not comply with one or two standards unless otherwise stated in the standard rule</p>
<p>Assessment Criteria</p> <p>General Criteria - Rule MRZ-R2(1). Specific Criteria - Rule MRZ-R2(2).</p>
<p>MRZ- R(11) Duplex Dwelling</p>
<p>General Standards</p> <p>Refer Rules MRZ-R1(1) to MRZ-R1(6) and MRZ-R(9).</p> <p>Activity Specific Standards</p> <p>A Duplex Dwelling shall comply with the following standards:</p> <ul style="list-style-type: none"> (i) The site subject to the duplex must be a front site; (ii) The minimum net site area shall be 400m² (200m² per unit); (iii) Each unit shall have an exclusive outdoor living space of 36m² and contains no dimension less than 4m. Except that this space may be reduced by the same area where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m; (iv) Each unit shall have an exclusive service area of 10m² that contains a dimension of 3m; is screened from a public road or other public place and is setback a minimum of 2m from the primary building frontage; (v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change; (vi) No yard or height relative to boundary rules shall apply to new internal boundary between the units; and

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- (vii) Both units shall have frontage to a public road
- (viii) Refer to rule 6.3.13(ii)

DIS Activities All discretionary activities must comply with the general and relevant activity specific standards. The general standards are listed in MRZ-R1(1) to MRZ-R1(6). Any activity specific standards are identified in the following activity rules. The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.
MRZ-R(12) Any permitted activity which does not comply with three or more standards or any restricted discretionary activity that cannot comply with one or more standard unless otherwise stated in the standard rule.
General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6) and MRZ-R1(9).
MRZ-R(13) One Residential Unit on lots less than 325m²
General Performance Standards Refer Rules MRZ-R1(1) to MRZ-R1(6). Activity Specific Standards A Residential Unit on a lot less than 325m ² shall comply with the following performance standards: (a) The minimum lot size shall not be less than 273m ² net site area.
MRZ-R(14) Retirement Village

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General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).
MRZ-R(15) Places of Assembly
General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).
MRZ-R(16) Activities (including buildings) on land gazetted as reserve and not provided for by a Management Plan approved under the Reserves Act 1977
General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).

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NC Activities The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed
MRZ-R(17) Education facilities
MRZ-R(18) Accommodation facilities
MRZ-R(19) Terrace Housing

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MRZ-R(20) Depots, light industry, industry, packhouses and cool stores, storage and warehousing
MRZ-R(20) Commercial services and offices
MRZ-R(21) Service stations
MRZ-R(22) Veterinary clinics and medical facilities
MRZ-R(23) Any activity not specifically listed within the Medium Density Residential Zone
MRZ-R(24) Any discretionary activity that does not comply with one or more performance standards.

PREC1 - Lockerbie Precinct

PER Activities All permitted activities must comply with the general and relevant activity specific standards. The general standards are listed in MRZ-R1(1) to MRZ-R1(6). Any activity specific standards are identified in the following activity rules.
PREC1-R(1) Permitted Activities as provided for by the following rules; <ul style="list-style-type: none">• MRZ-R(1) One Residential Unit• MRZ-R(2) Alterations and additions to existing buildings• MRZ-R(3) Home Business• MRZ-R(4) Show homes• MRZ-R(5) Accessory Buildings for any permitted activity• MRZ-R(6) Demolition of Buildings and Structures• MRZ-R(7) Activities (including buildings) on land gazetted as reserve as provided by a Management Plan under the Reserves Act 1977• MRZ-R(8) Outdoor informal recreation and incidental structures

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• MRZ-R(9) Earthworks
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p> <p>Activity Specific Standards Refer specific standards as per relevant rule.</p>

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<p>RDIS Activities All restricted discretionary activities must comply with the general and relevant activity specific standards. The general standards are listed in MRZ-R1(1) to MRZ-R1(6). The activity specific standards are identified in the following activity rules.</p>
PREC1-R(2) Any permitted activity which does not comply with one or two standards unless otherwise stated in the standard rule
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p> <p>Assessment Criteria General Criteria - Rule MRZ-R2(1) Specific Criteria - Rule MRZ-R2(3)</p>
PREC1-R(3) One Residential Unit on lots less than 325m²
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p> <p>Activity Specific Standards <i>A Residential Unit on a lot less than 325m² shall comply with the following performance standards:</i></p>

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(a) The minimum lot size shall not be less than 273m ²
PREC1-R(4) Duplex Dwellings
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p> <p>Activity Specific Standards A Duplex Dwelling shall comply with the following standards:</p> <ul style="list-style-type: none"> (i) The site subject to the duplex must be a front site; (ii) The minimum net site area shall be 400m² (200m² per unit); (iii) Each unit shall have an exclusive outdoor living space of 36m² and contains no dimension less than 4m. Except that this space may be reduced by the same amount where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m; (iv) Each unit shall have an exclusive service area of 10m² that contains a dimension of 3m; is screened from a public road or other public place and is setback a minimum of 2m from the primary building frontage; (v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change; (vi) No yard or height relative to boundary rules shall apply <u>at common (shared) walls</u>; and (vii) Both units shall have frontage to a public road.
PREC1-R(5) Terraced Housing
<p>General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).</p> <p>Activity Specific Standards A Terraced Housing shall comply with the following standards:</p>

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- (i) The site subject to the *terraced housing* must be a front site and must not be located on a site adjacent to a shared path;
- (ii) The average net site area shall be 150m² per residential unit;
- (iii) Each unit shall have an exclusive outdoor living space of 20m² and contains no dimension less than 4m, or a 9m² balcony with a minimum dimension of no less than 1.8m. This shall be unobstructed by vehicle access, parking spaces, and buildings and shall be directly accessible from the main living area;
- (iv) The average building coverage shall not exceed 60%;
- (v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;
- (vi) No yard or height relative to boundary rules shall apply at common (shared) walls; and
- (vii) Windows are located and designed (including by glazing) to avoid views between rooms on separate sites.

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DIS Activities
The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.
PREC1 R(6) Any permitted activity which does not comply with three or more standards or activity related standards unless otherwise stated in the standard rule.
General Standards Refer Rules MRZ-R1(1) to MRZ-R1(6).
PREC1-R(7) Retirement Village
General Standards

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Refer Rules MRZ-R1(1) to MRZ-R1(6) and MRZ-R(9)

NC Activities The assessment criteria Rule MRZ R2(1) to MRZ R2(3) may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed.
PREC1-R(8) Any discretionary activity that does not comply with one or more standards.
PREC1-R(9) Any activity not specifically listed within the Medium Density Residential Zone
PREC1-R(10) Any activity listed as a Non-Complying Activity within the Medium Density Residential Zone.
PREC1-R(11) Development not in accordance with the Lockerbie Development Area Plan

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MRZ-R1 Standards for Medium Density Residential Zone and Lockerbie Precinct

MRZ-R1(1) General Rule
All activities shall be required to comply with the following standards. Rule MRZ-R1(1) to MRZ-R1(6) are general standards for all activities including linkage rules to other sections of the District Plan.
MRZ-R1(2) Building Envelope Unless otherwise stated, the following performance standards apply to all buildings in the Medium Density Residential Zone.
(a) <u>Maximum height</u> The maximum building height is 9m

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The maximum height rule does not apply to a single *design feature* or *building component*, which does not exceed the maximum permitted *height* by more than 2 metres and/or an external dimension of 2 metres in any other direction (excluding diagonal measurements) INSERT DIAGRAM

Refer Section 8 for rules for antenna and dishes.

(b) Height relative to site boundaries

No part of any *building* shall penetrate a recession plane at right angles to the boundary inclined inwards at 45 degrees from 3m ground level and the nearest site boundary, provided that this shall not apply;

- (i) a *design feature* or *building component* that does not exceed an external measurement of 2 metres in any direction (excluding diagonal measurements);
- (ii) For common walls of duplex dwellings or *terraced housing*;
- (iii) Where written consent from the owners and occupiers of the adjoining property is obtained.

(c) Yards

Front	3m, or 5m for garages to the front boundary or for residential units that do not incorporate a garage.
Side and Rear	1.5m (except on common boundary between a <i>duplex dwelling</i> and <i>terraced housing</i> were a zero lot boundary is provided for)
Rear access lot	1m or 5m for garages from edge of a private way/right of way.
River protection	20m

Provided that:

- (i) Accessory buildings may be erected on any rear and/or side yard so long as;
 - the written consent of all property owners contiguous to any building is obtained and Rule MRZ-R1(2)(b) is not compromised and/or;
 - It is proposed to site the accessory building within the rear and/or side yard and:
 - (i) The building is less than 10m² in area; and
 - (ii) The building is less than 2.5m in height; and
 - (iii) The building will not be connected to electricity supply; and
 - (iv) There is no discharge of stormwater onto neighbouring land from the building; and
 - (v) No more than one accessory building is established on a site in accordance with this rule.
- (ii) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.

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MRZ-R1(3) Maximum *Building Coverage* and *Permeable Surface Area* unless otherwise provided for

- (a) Maximum building coverage shall be 50% of the net site area
- (b) Minimum permeable surface area shall be 20% of the net site area

MRZ-R1(4) Interface between public and private

- (a) On a site with a frontage of less than 15m wide, the front façade of a building shall comprise a minimum non-garage width of 4.5m.
- (b) All wall facing the street, except the wall containing the garage door must contain clear-glazed windows for at least 20% of the area of these walls.
- (c) For front sites, the primary entrance on the ground floor shall face the street and provide pedestrian access separated from the driveway.

(d) At least one habitable room shall have a clear-glazed window facing the street. For corner ~~sites~~ with two ~~street~~ frontages, ~~and/or where one street frontage and a reserve on the other frontage~~ this is required on both frontages.

(e) Maximum fence heights:

Front and side boundary fences or walls located forward of the front wall of the residential unit	1.2m
For boundaries of sites adjoining an Open Space Area as shown on a Development Area Plan	Maximum 1.5m with maximum of 1.2m for at least 50% of the boundary length; maximum 1.8m only behind the face of the dwelling.
All other boundary fences or walls	1.8m

(f) Outlook space

(i) An outlook space must be provided from the face of a building containing windows to a habitable room, at the following minimum dimensions:

Main living room	6m in depth and 4m in width
Main bedroom	3m in depth and 3m in width
All other habitable rooms	1m in depth and 1m in width

(ii) Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

(iii) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

(iv) The outlook space cannot extend over adjacent sites, ~~except~~ where that space is a public road or other public place.

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<p>MRZ-R1(5) Water Conservation Within The Lockerbie Development Plan Area</p>
<p>(a) <u>All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following:</u></p> <p style="padding-left: 40px;">(i) <u>rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses;</u> or</p> <p style="padding-left: 40px;">(ii) <u>rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas, and a greywater re-use system for outdoor irrigation. The greywater re- use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.</u></p> <p>(b) <u>The greywater re-use system must be installed to meet the Requirements under the Matamata-Piako District Council Development Manual (See section 6.14)</u></p>
<p>MRZ-R1(6) District Plan Linkage Rules – Standards</p>
<p>All activities shall comply with the relevant performance standards identified in the following sections of the District Plan.</p> <ul style="list-style-type: none"> • Rule 1.2 Development Suitability • Rule 2.2.9.1 and 2.2.9.2 Clean fill activities • Rule 3.5 Activities adjacent to the National Grid • Rule 3.6 Development adjacent to sub-transmission lines • Rule 3.7 Approach and restart sight triangles at railway level crossings • Rule 3.8 Activities adjacent to Flood Control Assets • Rule 3.9 Signage • Rule 5.2 Noise • Rule 5.3 Vibration

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- Rule 5.4 Lighting and Glare
- Rule 5.5 Air Emissions
- Rule 5.6 Management of Disposal of wastes
- Rule 5.7 Use and Storage of Hazardous Substances
- Rule 5.9 Infrastructure and servicing
- Section 7: Development Contributions
- Section 9: Transportation

MRZ R2 Assessment Criteria for Medium Density Residential Zone and PREC1- Lockerbie

MRZ R2(1) General <u>Matters of Discretion</u>
<p>The following assessment criteria shall apply to all Restricted Discretionary activities:</p> <ul style="list-style-type: none">(a) The extent of non-compliance with any <u>standards or activity specific standards</u> and the degree to which this adversely affects the amenity and character of the site and surrounding area;(b) The degree to which on site amenity is retained for residents and the appropriate level of separation, space and amenity between sites;(c) The degree to which the built form achieves coherent and consistency whilst avoiding monotony.(d) The extent to which the scale and nature of the proposal including any specific site features or design mitigates the adverse effects of the activity;(e) The degree to which subtle variation in the building mass, cladding materials and colours is applied to ensure that no more than 2 residential units, in a row are identical in terms of both form, exterior materials and colours.(f) Traffic, parking and access effects, including the safety and efficiency of the roading network and any effects of not providing carparking. This shall, as required, include specific consideration of the safety and efficiency effects of the George Street/Coronation Street intersection and how the development is providing for/enabling public transport;(g) The extent to which landscaping and screening is <u>used</u> to mitigate adverse visual effects; and<u>(h)</u> Whether adequate capacity exists to maintain acceptable levels of service within available public reticulated three waters services.(i) <u>The extent to which the subdivision and development principles in 6.3.13 are met.</u>
MRZ R2(2) <u>RDIS Matters of Discretion – Duplex Dwelling</u>

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In addition to, the criteria set out in Rule MRZ-R2(1), the following assessment criteria shall apply to any Restricted Discretionary Activity for a *duplex dwelling*:

- (a) The nature and design of buildings and outdoor spaces to ensure that a high level of residential amenity and high-quality character is provided for residents;
- (b) The scale, density and design of buildings and the degree that this maintains the residential amenity and values of other surrounding sites; and
- (c) The extent to which the building design provides for informal surveillance of public spaces by locating doors, windows and other openings associated with living areas so they overlook and interact with public spaces and have entrances facing the transport corridor

MRZ R2(3) RDIS Assessment Criteria – Terrace Housing

In addition to MRZ R2(1), the following assessment criteria shall apply to *Terraced Housing* in PREC-1: Lockerbie:

- (a) The nature and design of buildings and outdoor spaces to ensure that a high level of residential amenity is provided for residents;
- (b) The extent to which the building design provides for informal surveillance of public spaces by locating doors, windows and other openings associated with living areas so they overlook and interact with public spaces and have entrances facing the transport corridor;
- (c) The extent to which building design and proposed landscaping will add visual interest and vitality to the streetscape and avoids large, featureless facades and front gardens;
- (d) The extent to which parking, manoeuvring areas and driveways have been designed and located;
- (e) The scale, density and design of buildings and the degree that this maintains the residential amenity and values of other surrounding sites, including maintaining privacy between the residential units and buildings on adjoining sites.

Note: The assessment criteria Rule MRZ R2(1) to MRZ R2(3) may be also used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

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MRZ- R3 OTHER PLAN PROVISIONS

MRZ- R3(1) Other Plan Provisions	
Any activity within the Medium Density Residential Zone will also need to be reviewed and assessed against the following rules and sections of the District Plan	
• Rule 1.1	Information requirements for resource consent applications
• Rule 1.5	Notified and non-notified consents
• Section 5	Performance Standards
• Section 6	Subdivision
• Section 8	Works and network utilities
• Section 10	Natural Environments and heritage
• Section 11	Natural Hazards
• Section 12	Surface of Water
• Section 13	Other Methods
• Section 14	Monitoring
• Section 15	Definitions

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PART C.2

**PLAN CHANGE 56
OTHER PROPOSED CHANGES TO
MATAMATA-PIAKO DISTRICT PLAN**

Tracked Changes by MPDC Submission highlighted in yellow

Part 2 – Development Suitability

C.2.1) Amend Rule 1.2.2 – Development Suitability to read as follows:

1.2.2 Development suitability

(i) Compliance

All activities in all zones shall comply with the following conditions, standards and terms.

Every allotment created by subdivision exclusive of those for works and network utilities shall comply with the following conditions, standards and terms.

(ii) Building site

(a) Each lot in the Residential Zone must contain a rectangular area of land for building purposes measuring no less than 10 metres on one side and 15 metres on the other, or in the Medium Density Residential Zone (excluding PREC1- Lockerbie) must contain a rectangular area of land for building purposes measuring no less than 7.5 metres on one side and 15 metres on the other, that is free of impediments to buildings such as: drainage lines, building line restrictions, easements, bulk and location requirements, protected registered significant features or other items or topographical impediments;

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2.2 Activity Table

C.2.2 Amend Rule 2.2.9.1 and Rule 2.2.9.2 as follows:

Activity	Zone					
	Rural	Rural-Res	Residential and Medium Density Residential	Industrial	Business	Kaitiaki (Conservation)
9. Rural based activities						
9.1 Cleanfill activities involving the deposition of less than 1000m ³ material (as measured compacted in place) (including scheduled sites in the Industrial zone, see Schedule 5.	P	P	P	P	P	NC

9.2 Clean fill activities involving the deposit of 1000m ³ or more of material (as measured compacted in place) except for those areas covered by the Lockerbie Development Plan Area (see rule MRZ-R(9)). See 4.12	D	D	D	D	D	NC
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Part 3 – Residential Zone Provisions

C.2.3) Amend Rule 3.1.1 – *Building envelope to read as follows:*

3.1.1 Building envelope

- (i) Maximum height9m
- (ii) Height relative to site boundaries
 - (a) No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary, provided that this shall not apply to the apex of the gable ends of a roof, being no more than 1m² in area. See Appendix 2.
 - (b) Where there is more than one dwelling on a site (excluding dependent person’s dwellings) or a dwelling plus “Other Principal Buildings”, they shall be either:
 - (i) Designed and built as one building separated by a fire wall; or
 - (ii) Built sufficient distance apart that no part of a dwelling exceeds a height of 2m plus the shortest horizontal distance between that part of the building and the nearest part of any other principal building on the same site. For the purpose of the foregoing the height shall be measured from the ground level at the midpoint of this shortest horizontal distance. See Appendix 2.

(iii)	Yards – Residential buildings and accessory buildings	
		General
	Front	5.0m
	Side	1.5m
	Rear	1.5m
	Rear site yards	1.5m
	River protection	20.0m

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Provided that:

- (a) On a corner site one front yard may be reduced to 3.0m;
- (b) Accessory buildings may be erected on any rear and/or side yard or any rear site yard so long as the written consent of all property owners contiguous to any building is obtained and rule 3.1.1(ii) (a) is not compromised.
- (c) Compliance with Rule 9.1.2(ix) in relation to garages and carports on corner sites within 5m of the site's front boundary is required.
- (d) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.
- (e) The side or rear yard to rural zoned land within the Lockerbie Development Plan Area shall be 5m.
- (f) The front yard from roads within the Lockerbie Development Plan Area shall be 3m for residential buildings and 5m for garages or for residential buildings containing no garage.

C.2.4) Amend Rule 3.1.2 – Density to read as follows:

3.1.2 Density

Household density shall not exceed one dwelling per 450m² of net site area, except in the Lockerbie Development Plan Area where it shall not exceed one dwelling per 600m² net site area.

Part 4 - Signage

C.2.5) Amend Rule 3.9.1 to read as follows:

3.9.1 Permitted Activities

	Zone	Type of sign permitted	Total site signage
6	Residential zone <u>and Medium Density Residential Zone (including PREC1-Lockerbie)</u>	A sign stating name, profession, occupation or trade or property name.	0.3m ²

Part 5 – Structure Plans

C.2.6) Amend Rule 3.10 to read as follows:

3.10 Structure Plans or Development Area Plans

All development identified within Structure Plan or Development Area Plan areas shall be undertaken generally in accordance with the relevant structure plan or Development Area Plan and the Schedule of Works within Appendix 9 of the District Plan.

Where land is located within a Structure Plan or Development Area Plan as identified in the District Planning maps, the requirements of the Structure Plan or Development Area Plan in relation to infrastructure and conceptual layout will prevail over other relevant provisions of the District Plan should there be a conflict.

Part 6 - Noise

C.2.7) Amend Rule 5.2.2 to read as follows:

5.2.2A Medium Density Residential Zone

(i) Home occupations.

The noise level (LAeq) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:

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Monday to Friday	8.00am to 6.00pm	45dBA
At all other times including Saturdays, Sundays and Public Holidays		35dBA

Monday to Friday	8.00am to 6.00pm	50dBA
At all other times including Saturdays, Sundays and Public Holidays		40dBA

(ii) Residential activities

The noise level (LAeq) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:

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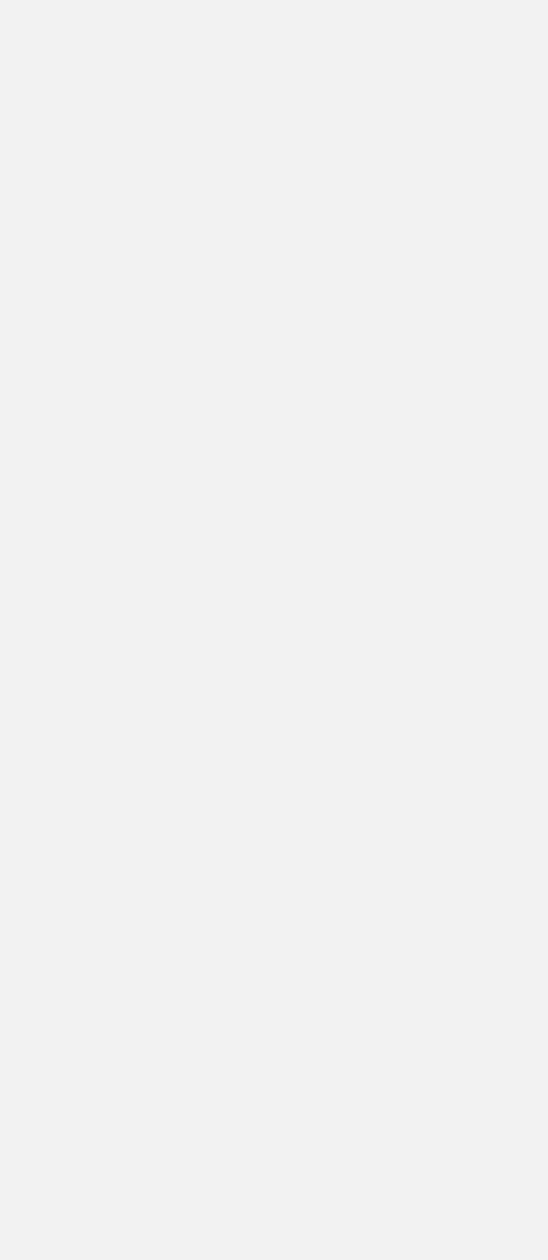
Monday to Saturday	7.00am to 10.00pm	50dB
At all other times including Sundays and public holidays		40dB
10.00pm to 7.00am		65dB LAFmax

Objectives/Policies		
3.5.2.3	O1, O2, O3	P1, P3

Explanation

Any non-residential activity should not compromise the noise environment. For this reason low noise levels have been set to reflect the fact that no significant noise intrusion is acceptable. It should be noted that a level of 35dBA (L10) prohibits almost any type of industrial noise in the area. The aim of this control is to provide for quiet home occupations and home businesses, not noisy ones.

Some activities in residential areas are noisy yet are still considered acceptable, such as the lawn mower (at a reasonable hour of the day). However, an air conditioning unit operating at a much lower level can cause annoyance for a neighbour.



Part 7 - Subdivision

C.2.8) Amend Activity Table 6.1

6.1 Activity Table

		KEY								
P	Permitted activity			C	Controlled activity					
D	Discretionary activity			RD	Restricted Discretionary activity					
N/C	Non Complying activity			PRHB	Prohibited activity					
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		Zones								
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	
1.	All Zones									
(a)	Boundary Adjustment	C	C	C	C	C	C	C	<u>C</u>	
(b)	Bonus Protection Lots	D	D	D	D	D	D	D		
(c)	Works and Network Utilities.	C	C	C	C	C	C	C	<u>C</u>	
(d)	Subdivision with one or more new vacant developable lots:	RD	RD	RD	RD	RD	RD	RD	<u>RD</u>	

KEY										
P	Permitted activity	C	Controlled activity							
D	Discretionary activity	RD	Restricted Discretionary activity							
N/C	Non Complying activity	PRHB	Prohibited activity							
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		Zones								
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	
	<ul style="list-style-type: none"> • Within a National Grid Subdivision Corridor; • Within 20m either side of the centreline of a sub-transmission line. 									
(e)	Subdivision with one or more new vacant developable lots adjoining: <ul style="list-style-type: none"> • Any state highway, or • A railway line included in the definition of "regionally" 	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	

KEY									
P	Permitted activity	C	Controlled activity						
D	Discretionary activity	RD	Restricted Discretionary activity						
N/C	Non Complying activity	PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
	significant infrastructure”								
(f)	Subdivision of Scheduled Sites				D				
2.	Subdivision in Residential, Medium Density Residential, Business and Industrial Zones								
(a)	Residential Infill			See Rule 4.13					
(b)	Residential Minimum Lot size 450m ² net site area (excluding the Residential Zone within the Lockerbie Development Area Plan see Rule 6.3.12)			C					

KEY									
P	Permitted activity	C	Controlled activity						
D	Discretionary activity	RD	Restricted Discretionary activity						
N/C	Non Complying activity	PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
(c)	Industrial (non-scheduled sites) Minimum Lot size 500m ² net site area				C				
(d)	Business (Non Shop Frontage Area). Minimum Lot size 500m ² net site area.					C			
(e)	Business (Shop Frontage Area) No minimum Lot size.					C			
(f)	Subdivision in accordance with Rule 6.1.2(b)-2(e) where more than 10 lots is proposed			RD	RD	RD			
(g)	Subdivision within the Banks Road Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.3.2.			C					

		KEY							
P	Permitted activity	C	Controlled activity						
D	Discretionary activity	RD	Restricted Discretionary activity						
N/C	Non Complying activity	PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
(h)	Subdivision within the Eldonwood South or Tower Road Structure Plan Areas**.			RD					
(i)	Subdivision within the Banks Road to Mangawhero Road Structure Plan			RD					
(j)	Subdivision within the Lockerbie Development Plan Area**			RD					
(k)	Medium Density Residential Zone								RD
(l)	Medium Density Residential Zone PREC1-Lockerbie								RD

**Structure Plans and Development Area Plans include:

- (iii) Banks Road, Matamata

- (iv) Eldonwood South, Matamata
- (v) Tower Road, Matamata
- (vi) Banks Road to Mangawhero Road, Matamata
- (vii) [Lockerbie Development Area Plan, Morrinsville](#)

Refer to Planning Maps and Appendix 9 for Structure Plans [and Development Area Plans](#).

C.2.9) *Amend* Rule 6.2.4 to read as follows:

6.2.4 Development Suitability

- (i) Building site

Each lot [in the Residential Zone](#) must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of rectangle area. [Each lot in the Medium Density Residential Zone \(excluding PREC1- Lockerbie\) must contain a minimum 113m² rectangular area of land for a building site with no dimension less than 7.5m on one side and 15 metres on the other.](#) The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments.

C.2.10) *Insert* Rule 6.3.12 to read as follows:

6.3.12 Lockerbie Development Area Plan

Additional standards for subdivision using Rule 6.1.2(j)

- a) The minimum lot size shall be 600m².

- (i) [Matters of Discretion](#)

See Section 6.5

- (ii) Non-compliance

Subdivision that fails to comply with the additional standards in 6.3.12(i) above shall be non-complying activity.

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C.2.11) *Insert* Rule 6.3.13 to read as follows:

6.3.13 Medium Density Residential Zone and PREC1- Lockerbie

(a) Subdivision and development within the Lockerbie Development Area Plan should be considered against the following principles:

(i) Connectivity and block design

- The breaking up of block length with pedestrian linkages and/or roads.

(ii) Clear defined public and private realms/backs and fronts

- All places clearly perceived as either public or private.

(iii) Active edges and architectural variation

- Dwellings to activate uses fronting onto the public areas in front of them.
- No blank walls on the street edge.
- Garages to be setback to avoid street frontages dominated by garage doors.

(iv) Block and Lot design

- Residential blocks orientated north to south so that lots generally orientate east and west.
- Rear lots minimised.
- Wider lots on corners i.e. between 12-15m.
- Standalone lot widths to range between 10.5 to 13.5m.
- Lot widths for duplex dwellings to relate to garage size i.e. 12m for double garage and 9m for single garage.
- Terraced housing is blocks of no more than 6 i.e. 4 middle units and two book-ends.

(v) Architectural variation

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- Provide for architectural variation in the built form.

(b) Additional standard for subdivision using Rule 6.1.2(k)

- (i) Minimum lot size shall be 325m², unless provided for by clause (c).
- (ii) Minimum lot width ~~(front and rear boundary)~~ for 25% of front sites shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).
- (iii) Where lots less than 325m² are proposed:
 - the lot size for a one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained;
or
 - the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - A legal mechanism shall be registered on the title for those lots specifying compliance with the land use consent obtained.

(c) A condition of the land use consent will be that the records of title for each *duplex dwelling* is to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each *duplex dwelling* is completed.

(d) Additional standard for subdivision using Rule 6.1.2(l)

- (i) Where lots less than 325m² are proposed:
 - the lot size for a one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - A legal mechanism shall be registered on the title for those lots specifying compliance with the land use consent obtained.

(ii) For *terraced housing* a land use consent must be obtained; and

- A legal mechanism shall also be registered on the title for those lots specifying compliance with the land use consent.
- A condition of the land use consent will be that the records of title ~~are~~ to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each residential unit is completed.

(e) Restricted Discretionary Assessment Criteria

See Section 6.5

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(f) Non-compliance

Subdivision that fails to comply with the additional controlled standards in 6.3.13(i) or (iii) above shall be non-complying activity.

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C.2.12) Amend Rule 6.3.3 to read as follows:

6.3.3 Structure Plan Areas and Development Area Plans

(i) Additional Performance Standards

Compliance with the relevant Structure Plan or Development Plan Area for subdivision within the following areas:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan

Note: The Structure Plans provide important rules that affect the type of subdivision which may be granted including in some cases, restrictions on the number of lots that may be consented.

(ii) Restricted Discretionary Assessment Criteria

See Section 6.5.

(iii) Non-compliance

Subdivisions within the Structure Plan and Development Area Plan areas that fails to comply with the additional restricted discretionary standard in 6.3.3(i) above shall be a non-complying activity.

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C.2.13) Amend Rule 6.5.4 to read as follows:

6.5.4 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters within the following Structure and Development Area Plan areas.

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Matamata-Piako District Council Submission Tracked Changes [24/2/2022](#)

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- **Lockerbie Development Area Plan – Refer to Medium Density Residential Zone and 6.3.13, Appendix 9.4 and Lockerbie Development Plan Area**

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The relevant matters are:

- Compliance with the applicable Structure Plan [or Development Area Plan](#)
- The timing, sequencing and funding of infrastructure to service the structure plan area [or Development Area Plan](#).
- ...

Part 8 - Works and Network Utilities

C.2.14) *Amend Tables 8.1.1, 8.2.1, 8.3.1, 8.4.1, 8.5.1, 8.6.1, 8.8.1, 8.9.1 to include Medium Density Residential Zone into each Activity Table.*

Activity	Zones and Precincts								
	Kaitiaki (Conservation), Identified Significant Features	Residential & Medium Density Residential & Rural Residential & Settlement Zone (Residential Precincts)	Business and Settlement Zone (Commercial Precinct)	Industrial and Settlement Zone (Industrial Precinct)	Rural	Public Reserves	Formed Roads	Unformed Roads	

Part 9 - Transportation

C.2.15) ***Insert** new rule 9.1.2(xii) to address access and manoeuvring standards as a consequence of the minimum car parking rules being withdrawn from activities within the Medium Density Residential Zone.*

(xii) Access Standards for Medium Density Residential Zone

Parking and manoeuvring areas shall be designed to ensure that all vehicles can enter and exit in a forward direction in the following circumstances;

- For any common vehicle access serving more than one activity or lot;
- For any activity which has access directly off a significant, arterial or collector road; and
- For any activity which has access directly off a road which has a posted speed limit of more than 50 km/h.

Part 10 – Appendix 9: Schedule of Works

C.2.15) – *Insert* the Lockerbie Development Area Plan, as follows:

9.4 Lockerbie Development Area Plan

Description and Purpose Statement

The Lockerbie Development Area Plan (LDAP) is an extension of the existing Lockerbie Estates development to the south of the site in Morrinsville. Key features of the LDAP and supporting zoning and rule framework are to enable and provide for:

- A mixture of section sizes and housing typologies that cater for housing choices for Morrinsville. This mix includes:
 - Larger residential sections at the borders of the LDAP in order to protect the rural interface and enable larger lots that have frontage to Taukoro Road and Tahuna-Morrinsville Road. These sections will utilise the Council existing residential standards but with a larger section size minimum requirement as well as greater back yard setback requirements, when adjoining rurally zoned land.
 - Medium density sized sections through the middle of the site to enable efficient standalone housing with expected variety between single and double garage homes and single and double storey typologies. This outcome is to be achieved through the Medium Density Zone provisions. Similarly, duplexes are provided for.
 - Provision for potential greater intensification in the form of terraced housing in the core of the LDAP through PREC1- Lockerbie.
- An integrated public amenity area that provides for a well-functioning neighbourhood and supports increased intensification. This includes:
 - An open space and reserves network that integrates with the existing wetland and stream network.
 - A walking and cycling network that runs through the Development Area Plan and connects to the recreation and other amenity in the existing Lockerbie Estate development.
 - A neighbourhood park located in the medium density precinct core area.

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9.4.1 Compliance with the Development Area Plan

The LDAP comprises the following components:

- Additional performance standards for subdivision or development
- Specific infrastructure and servicing standards and their triggers
- The Lockerbie Development Area Plan and supporting figures.

Where a rule in the District Plan requires compliance with the Development Area Plan, then this shall be interpreted as requiring compliance with all components of the LDAP. Where any standard or schedule within the Development Area Plan varies or is inconsistent with any other District Plan standard or rule, then the provisions of the Development Area Plan shall take precedence.

9.4.2 Transport Connections

Subdivision and development within the LDAP shall incorporate the following connections and upgrades:

- Provide for connections the existing roading network and residential environment located to the south of the LDAP.
- Provide for the collector roads and connections to Taukoro Road and Morrinsville-Tahuna Road as per the LDAP.
- Provide for a roundabout to be constructed at the Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road intersection.
- Two collector road links and connections shall be provided to enable two road corridors through to the rural zoned land to the north-east of the site.
- Intersections of Collector Roads shall provide safe and direct connections.
- When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional lots fronting Morrinsville-Tahuna Road, Morrinsville-Tahuna Road shall be upgraded across the frontage of the LDAP in general accordance with the Figure 1 cross-section:
- When roading connections to Taukoro Road are established, Taukoro Road shall be upgraded across the frontage of the LDAP in general accordance with the Figure 2 cross-section.

Figure 1: Morrinsville-Tahuna Cross-Section

Deleted: 9.4.2 Additional Performance Standards for Subdivision or Development

Subdivision and development within the LDAP should be considered against the following principles:
Connectivity and block design
The breaking up of block length with pedestrian linkages and/or roads.
Clear defined public and private realms/backs and fronts
All places clearly perceived as either public or private.
Active edges and architectural variation
Dwellings to activate uses fronting onto the public areas in front of them.
No blank walls on the street edge.
Garages to be setback to avoid street frontages dominated by garage doors.
Block and Lot design
Residential blocks orientated north to south so that lots generally orientate east and west.
Rear lots minimised.
Wider lots on corners i.e. between 12-15m.
Standalone lot widths to range between 10.5 to 13.5m.
Lot widths for duplex dwellings to relate to garage size i.e. 12m for double garage and 9m for single garage.
Terraced housing is blocks of no more than 6 i.e. 4 middle units and two book-ends.
Architectural variation
Provide for architectural variation in the built form.

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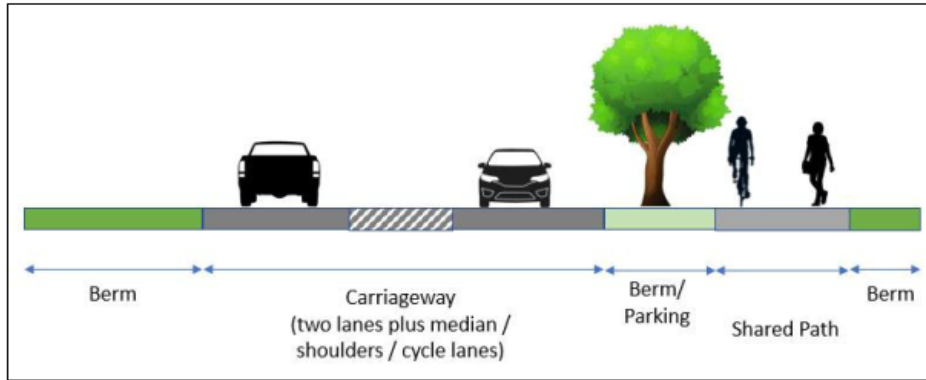
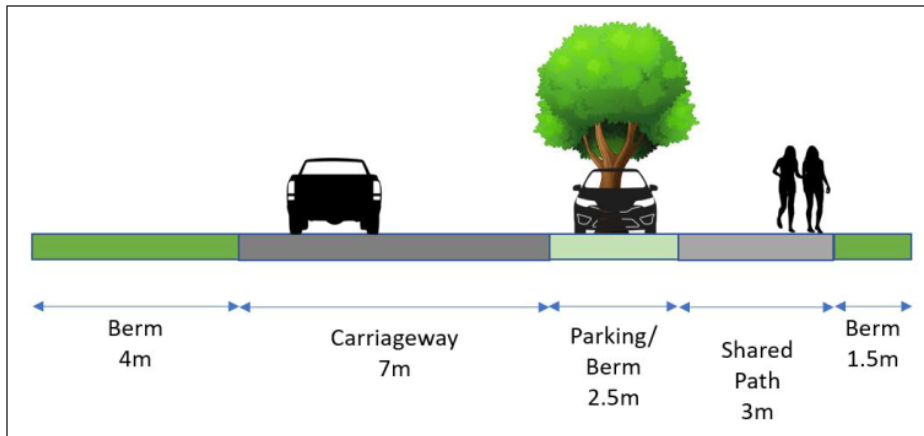


Figure 2: Taukoro Road Cross-Section



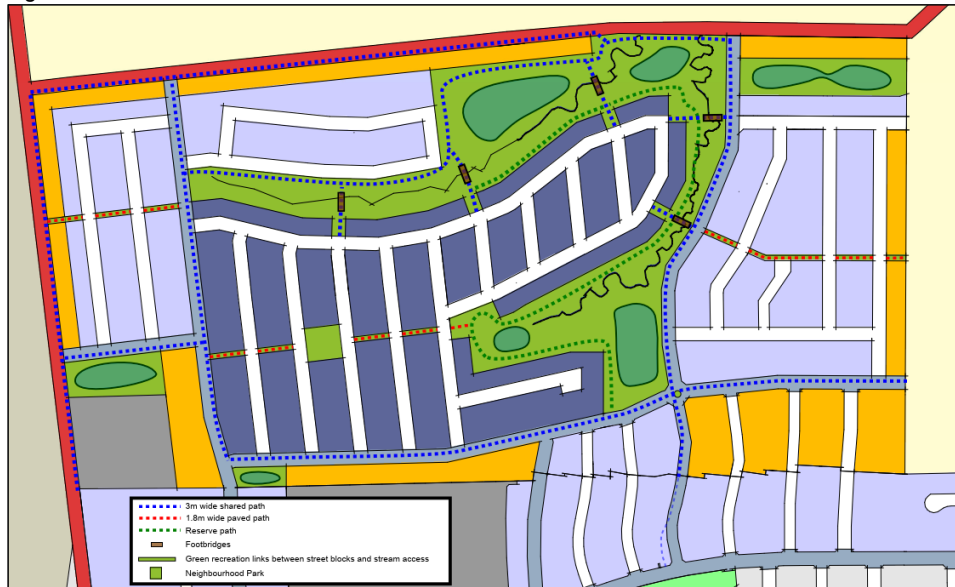
9.4.3 Walking and Cycling

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Subdivision and development within the LDAP shall provide for an integrated walking and cycling network including connections to external amenities and corridors. The network shall include but not be limited to:

- a) 3m wide shared paths as shown in Figure 3.
- b) Footpaths along Morrinsville-Tahuna and Taukoro Roads as per the Figure 1 and Figure 2 cross-sections
- c) Pedestrian connections through the green recreation links as shown in Figure 3.

Figure 3: Pedestrian Network Plan



9.4.4 Reserves

Subdivision and development within the LDAP shall provide for a reserve network that provides both active and passive recreational opportunities and provides for stormwater disposal. Reserves shall include, but not be limited to:

- a) A reserve network in general accordance with the LDAP that's core function is stormwater treatment, but has a secondary role of providing for connectivity as demonstrated in Figure 3.
- b) A neighbourhood park within the PREC1- Lockerbie with a minimum size of 2,500m².
- c) Reserves that break up block lengths and provide connections between the reserves, as in the locations demonstrated in Figure 3.

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9.4.5 Wastewater

Subdivision and development within the LDAP will require the following wastewater infrastructure and design considerations:

- a) Wastewater design is based on 45 persons per hectare.
- b) A new pump station near Taukoro Road prior to the first residential unit, as the first stage of development, within the LDAP in the location generally shown in Figure 4.
- c) The new pump station shall be designed to collect and pump wastewater from the whole LDAP area into Council's reticulation located at the end of the Lockerbie Street rising main.
- d) The connection between the pump station and Lockerbie Street will be via a rising main along Werewere Street.
- e) A further connection will be required to service the lower south-western catchment.
- f) Potential pump station upgrade works at Allen Street pump station
- g) Reticulation upgrade works to the MPDC wastewater network to service the LDAP
- h) Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

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9.4.6 Water

Subdivision and development within the LDAP will require the following water infrastructure and design considerations:

- a) The operation of the Lockerbie Water Treatment plant and associated bore.

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Matamata-Piako District Council Submission Tracked Changes [24/2/2022](#)

- b) A new water connection to the 250mm truck main constructed as part of the Lockerbie Estates development, south of the LDAP area.
- c) Reticulation upgrades to the MPDC network to service the .
- d) Provisions for water efficiency measures, as necessary.

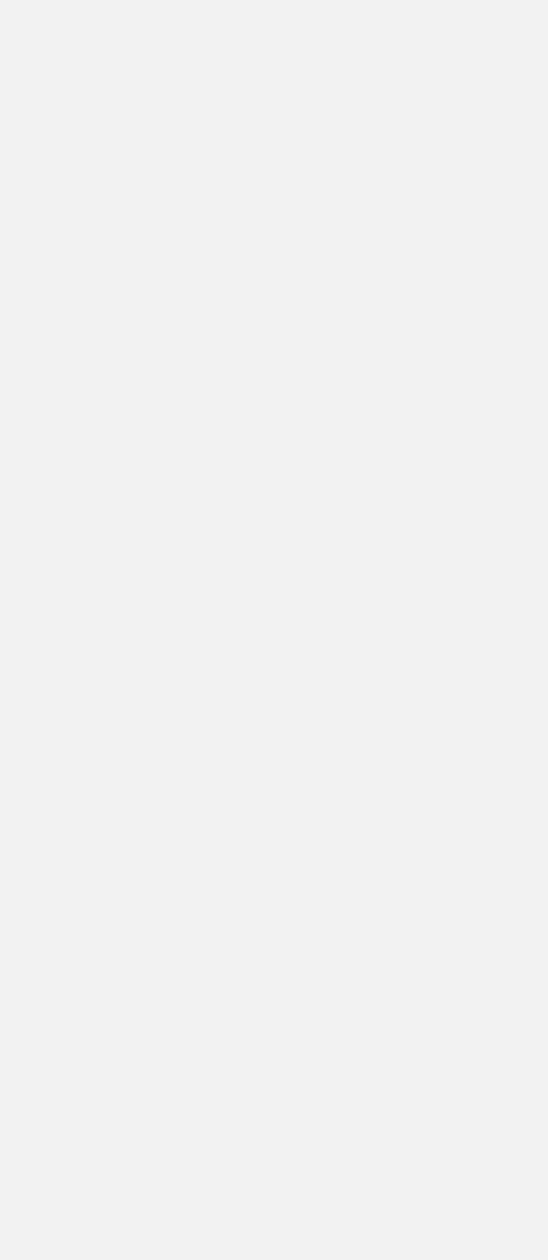
9.4.7 Stormwater

Subdivision and development within the Lockerbie Development Area Plan will require the following stormwater infrastructure and design considerations:

- a) A piped network that discharges into a wetland or a storage device depending on their catchment area. This network shall be designed to have capacity for the 10-year storm event.
- b) Wetlands or storage devices will be designed to provide extended detention by detaining the 10-year event and limiting post development discharges to 80% of predevelopment levels for the 100-year events.
- c) Individual lot connections, unless it can be demonstrated that on-lot devices are proposed.

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Figure 4: Three Waters Plan





LOCKERBIE ESTATE LIMITED
3 WATERS

9.4.8 Triggers for Works

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Table 1 sets out the timing for the transportation, reserves and three waters upgrades set out in sections 9.4.3 to 9.4.8 above, where the timing for those works is known.

Table 1: Trigger Points

Transportation and pedestrian networks	
Requirement	When
Shared path extension down Werewere Street	First stage of development
Shared path network within reserves	When the associated reserve is constructed and vested in Council.
Shared path network within the roading network	When the associated road is built and vested in Council
Provision for a connection to Lockerbie Road	When the subdivision reaches 150 lots across the LDAP
Intersection to Morrinsville-Tahuna Road north of Rhonda Read hospital and a shared path from new intersection to the existing pedestrian network.	When subdivision reaches 500 lots across the LDAP
Urbanisation of Morrinsville-Tahuna Road	Either when there are additional lots fronting Morrinsville-Tahuna Road or at the same time the roundabout at Morrinsville-Tahuna and Taukoro Roads is established
Intersections to Taukoro Road	When subdivision reaches 700 lots across the LDAP
Urbanisation of Taukoro Road	When intersections to Taukoro Road are established
Roundabout at Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road including associated land take	When intersections to Taukoro Road are established
Wastewater	

Requirement	When
A new pump station and storage facility in the vicinity of the future intersection of Taukoro Road and Werewere Street to service the	First stage of development
A rising main that connects the new pump station and Lockerbie Street with existing Lockerbie development	First stage of development
Potential pump station upgrade works at Allen Street pump station	Upgrades, if any, to be agreed with Council
Any upgrade works to the MPDC wastewater network	Upgrades to be agreed with Council
Increased treatment capacity at the Morrinsville wastewater treatment plant	Upgrades to be agreed with Council.
Water	
Requirement	When
Lockerbie bore and water treatment plant	To be operational before any demand is required from development within the area.
Any upgrade works to the MPDC water network	To be agreed with Council
Stormwater	
Requirement	When
Stormwater treatment devices	To be constructed when supporting catchment is developed
Reserves	
Requirement	When
Neighbourhood park vested and playground equipment installed	When subdivision reaches 450 lots across the LDAP
Smaller reserves, paths, footbridges constructed and vested in Council	To be constructed/vested when adjoining land is developed

Deleted: To be agreed with Council. Some development may be able to be accommodated without this based on modelling results.

Council may impose a consent notice on the balance area, at the time of subdivision, to record the future works that need to be implemented as per the above trigger points.

9.4.9 Development Agreement

The Council and the Developer enter into an agreement to be signed and agreed prior to a decision on this plan change and shall be legally binding on future landowners. The agreement is for the provision of servicing and infrastructure upgrades required for subdivision and development within and beyond the land included within/live zoned through Plan Change 56 and depicted in the Lockerbie Development Area Plan (LDAP). This may include external or off-site infrastructure, services and/or structures in the four categories set out below.

Any developer agreement will (where applicable) provide for a proportional contribution to any infrastructure upgrades required to service the LDAP, and any contribution will be balanced against the effects of the development and the needs of the existing environment and future development within Morrinsville. In addition, a review of Council's Development Contributions Policy may be required to fully inform the funding of, and cost sharing for new infrastructure.

9.4.9.1 Water

- New water-take consent for Lockerbie Bore with adequate capacity to service the LDAP.
- Reticulation upgrade works to the MPDC water network to service the LDAP.
- New Lockerbie Water Treatment Plant.

9.4.9.2 Wastewater

- Reticulation upgrade works to the MPDC wastewater network to service the LDAP.
- New Wastewater Pump Station and Storage Facility in the vicinity of the future intersection of Taukoro Road and Werewere Street.
- Potential pump station upgrade works at Allen Street Pump Station.
- Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

9.4.9.3 Transport

- Morrinsville-Tahuna urbanisation (eastern side) and intersections.
- Taukoro Road urbanisation (southern side) and intersections.
- New Roundabout at the intersection of Taukoro Road and Morrinsville-Tahuna Road (Studholme Street).

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9.4.4 Reserves

- Development of the reserves/stream upgrades and planting will be undertaken by the Developer wholly at its cost and will vest in Council free of charge. Development Contributions for reserves will continue to apply.

Part 11 - Planning Maps

C.2.16) – *Amend* Planning Map 26 to remove Rural zoning and Future Residential Policy Area from the site and replace with the zoning shown on the Lockerbie Zoning Plan.

Part 12 – Structure Plans

C.2.17) – *Insert* the Lockerbie Development Area Plan

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Definitions

For the purpose of Plan Change 56, the following definitions will apply only in relation to activities and provisions within Section 17 of the District Plan and any associated rule mechanism.

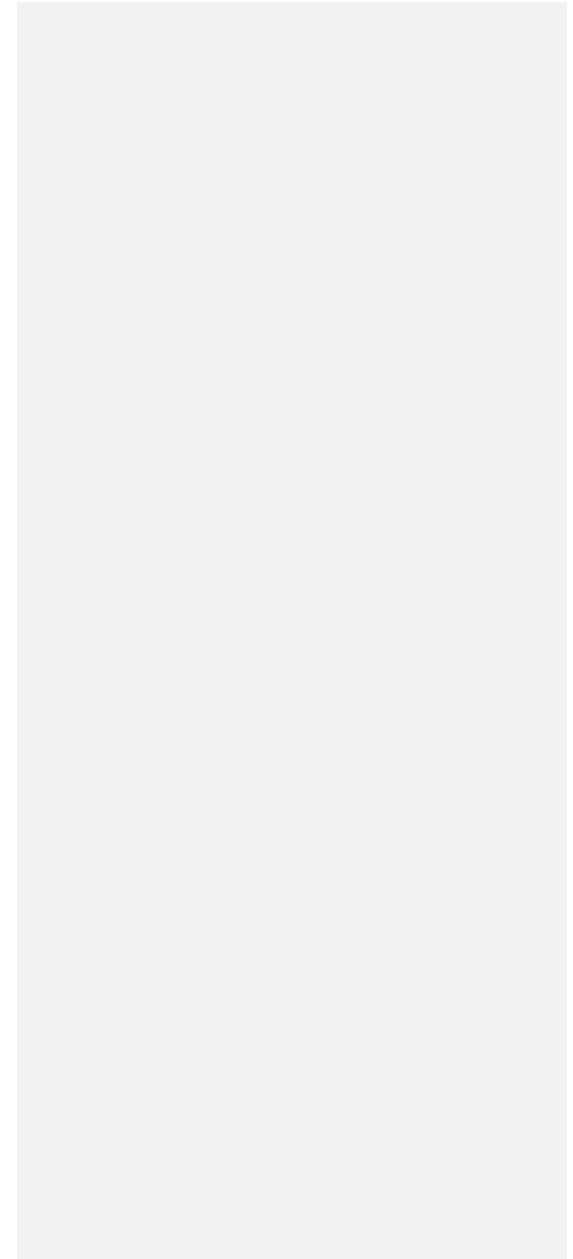
In some instances, the definitions are those mandated for adoption by the National Planning Standards. These are identified by the annotation (NPS).

Insert the following definitions into Section 15.

Activity	Proposed Definition
Accessory building (NPS)	For the <i>Medium Density Residential Zone</i> , means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any <i>minor residential unit</i> .
Allotment (NPS)	has the same meaning as in section 218 of the RMA
Ancillary Activity (NPS)	For the Medium Density Residential Zone, means an activity that supports and is subsidiary to a primary activity.
Building (NPS)	For the Medium Density Residential Zone, means a temporary or permanent movable or immovable physical construction that is: <ol style="list-style-type: none"> partially or fully roofed, and is fixed or located on or in <i>land</i>, but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building coverage (NPS)	For the Medium Density Residential Zone, means the percentage of the <i>net site area</i> covered by the <i>building footprint</i> .
Building footprint (NPS)	For the Medium Density Residential Zone, means, in relation to <i>building coverage</i> , the total area of <i>buildings</i> at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.

Duplex dwelling	Means a residential building comprising two attached residential units on one allotment, or two Computer Freehold Registers where subsequently subdivided. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.
Design feature	For the Medium Density Residential Zone, means a distinctive part of a building designed for visual effect that is not integral to the day to day functioning of that <i>building</i> .
Earthworks (NPS)	For the Medium Density Residential Zone, means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, cultivation and disturbance of land for the installation of fence posts.
Educational facility (NPS)	For the Medium Density Residential Zone, means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
Height (NPS)	For the Medium Density Residential Zone, means the vertical distance between a specified reference point and the highest point of any feature structure or building above that point.
Height in relation to boundary (NPS)	For the Medium Density Residential Zone, means the height of a structure, building or feature, relative to its distance from either the boundary of; <ul style="list-style-type: none"> a. a <i>site</i>; or b. another specified reference point.
Home business (NPS)	For the Medium Density Residential Zone, means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the <i>site</i>; and b. incidental to the use of the <i>site</i> for a <i>residential activity</i>.
Land (NPS)	has the same meaning as in section 2 of the RMA
Net site area (NPS)	For the Medium Density Residential Zone, means the total area of the site, but excludes:

	<ul style="list-style-type: none"> a. any part of the <i>site</i> that provides legal access to another <i>site</i>; b. any part of a rear <i>site</i> that provides legal access to that <i>site</i>; c. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.
Outdoor Living Space (NPS)	For the Medium Density Residential Zone, means an area of open space for the use of the occupants of the <i>residential unit</i> or units to which the space is allocated.
Residential Activity (NPS)	For the Medium Density Residential Zone, means the use of <i>land</i> and <i>building(s)</i> for people's living accommodation.
Residential unit (NPS)	For the Medium Density Residential Zone, means a <i>building(s)</i> or part of a <i>building</i> that is used for a <i>residential activity</i> exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities
Site (NPS)	For the Medium Density Residential Zone, means: <ul style="list-style-type: none"> a. an area of <i>land</i> comprised in a single record of title under the Land Transfer Act 2017; or b. an area of <i>land</i> which comprises two or more adjoining legally defined <i>allotments</i> in such a way that the <i>allotments</i> cannot be dealt with separately without the prior consent of the council; or c. the <i>land</i> comprised in a single <i>allotment</i> or balance area on an approved survey plan of <i>subdivision</i> for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of <i>land</i> subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Terraced housing	Means a residential building comprising three or more attached residential units. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.
Rear access lot	Means a lot that has frontage to both a public road and an access site, or a right of way.



Submission No: 31

Submission ID: 54271

Submission Date: 2022-02-24 12:45:47

Name (individual/organisation):

Ben & Justine Cameron

Contact person (if different from above):

Address for correspondence:

132A Taukoro road, R D 5, Morrinsville ,3375

Email:

bdcameron@xtra.co.nz

Phone Number:

0274944752

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

Please see attached letter

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[6216c72b871f1-Cameron Submission to Plan Change 56 23rd Feb 2022.pdf](#)

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

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

Yes

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
 - After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.
-

23rd February 2022

**The Policy Planner
Matamata Piako District Council
35 Kenrick Street
Te Aroha**

By Email: submissions@mpdc.govt.nz

Dear Sir/Madam

SUBMISSION ON PLAN CHANGE 56

Please accept this letter as a submission on Plan Change 56 – Lockerbie, Morrinsville.

We own and farm a property immediately east of the Lockerbie property. Our physical address is 132 Taukoro Road, legally described as Part Lot 15 DP 2464 (RT:SA969/82) and Lot 1 DP 36969 (RT:SA969/81). The Lockerbie property is in blue below, and our property is in red.

The entrance to our dairy farm and our dwellings is from Taukoro Road.



Our submission is as follows:

We generally **support** the expansion of Morrinsville, providing that facilities such as public transport, schools, community facilities and infrastructure can be provided. While developers build affordable housing, the Council builds communities and we are interested in learning as to how MPDC will provide these facilities on a wider scale for the growing population.

We also **support some** of the proposed Lockerbie Development Plan, including the proposed local community facilities proposed, such as the reserve spaces, retirement village, the small community commercial and education precincts as we believe that these will strengthen the community feel and help to integrate the new development into Morrinsville. We also support the pedestrian linkages throughout and the connection to Morrinsville Tahuna road via roundabout on the Lockerbie Area Development Plan.

However, we **oppose** the following parts of the development for the following reasons:

1. Effects of Urban Neighbours

Our farming operation includes permitted farming activities such as livestock grazing, fertiliser spreading including some chicken manure, effluent application via irrigator, cropping, harvesting, spraying etc, which generate odour, noise and dust. The ability to continue with these operations, uninterrupted (while also within the bounds of the District Plan) is imperative to the economics of the farm.

Parkwood subdivision development has already built along our southern boundary, and there have been issues with rubbish coming over the boundary fence, trespassing and a resident being upset by the cows being in the paddock when it was not convenient for them.

The Lockerbie development will create many urban neighbours along our boundary, many of whom will not be accustomed to farming practices. Our concern is that the same issues will arise as that from Parkwood residents, including **lack of privacy, potential effects on stock safety, loss of security, trespassing and in particular there will be reverse sensitivity by urban dwellers** as we go about our **Dairy Farming Operation** with only a 7 wire boundary fence on the common/shared boundary.

There is no detail as to how the developer proposes that these effects would be mitigated and thus ensuring that our farming operation can continue to operate. We therefore **oppose** the proposal insofar that it relates to the edge treatment and seek that measures be incorporated into the proposed plan change / rules to require increased setbacks, screening, fencing and if possible, some form of no-complaints covenant along our common boundary. A reserve buffer along our shared boundary would also be a potential option.

Further to this, we seek certainty that denser development in close proximity to our shared boundary would not occur over or above that proposed (700m2 sections). Greater density results in more people exposed to our farming operation, and therefore greater likelihood of the aforementioned effects to occur.

2. Transportation

We are also **concerned** about the width, formation and safety of Taukoro Road given that it services rural properties and vehicles such as tankers, tractors, harvesters, stock trucks etc frequent it. Urban traffic does often not fit well with rural traffic unless there are sufficient safety measures, including sufficient width and formation, safe crossing locations and good separation and demarcation between footpaths, shared paths and carriageways.

We therefore **oppose** the proposal insofar that it relates to traffic safety and would like to see more detail on the road formation and shared pathways as proposed. Such traffic safety should include proposals for public transportation.

We wish to be heard in support of our submission and would welcome pre-hearing discussions with the Council and the developer.

Yours faithfully

**Ben and Justine Cameron
132 Taukoro Road
RD 5
Morrinsville 3375**

[Submission No: 32](#)

Submission ID: 54273

Submission Date:

2022-02-24

13:56:02

Name (individual/organisation):

Bike Waikato

Contact person (if different from above):

Richard Porter

Address for correspondence:

20C Lake Road, Frankton, Hamilton, 3204

Email:

info@bikewaikato.org.nz

Phone Number:

0275018802

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

The proposed transport network and the safety of vulnerable road users within the plan change area, particularly people riding bicycles.

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will use the text box

My submission is:

Bike Waikato supports the need to provide affordable and accessible housing for everyone in our communities. We also believe that newly developing areas of our towns and cities can help encourage a transition in transport behaviours. Approximately one third of vehicle trips in New Zealand are under 2km, an easy distance that can be covered on foot or by cycle.

Bike Waikato wants to see Councils in the Waikato commit to encouraging people to leave their cars at home and jump on a bike for the short trips to school, work, around town, and visiting friends. In order for this to happen new development areas such as the Lockerbie Development Area should focus their transport networks on providing equitable transport choices that encourage a higher level of safety for vulnerable road users.

The Integrated Transport Assessment completed by CKL states that "No crashes were reported that involved pedestrians or cyclists. As such, no specific road safety issues have been identified in relation to the subject site." This comment is concerning, that CKL would only suggest improvements to encourage measures to make walking and cycling safer if someone had previously been injured or killed. MPDC should be requiring best practice street design that prevents any deaths or injuries on the road network.

It is concerning that a new development does little to encourage future transport behaviour changes. While there is a proposal to provide a shared path network around the development, this does little to connect people on bikes safely to their front door. If the suggestion, by CKL, is that cyclists will share the road with motorised vehicles, then the road environments should be designed to prevent harm from occurring to those users.

While Bike Waikato does not want to prevent new developments from occurring, and encourages making affordable housing available to more members of our communities, we do believe MPDC can think about the future users of these communities and the measures we need to take that will in turn help New Zealand meet it's climate change objectives.

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

While it is understandable that the specifics of roading design and layout will be approved at subdivision time, Bike Waikato suggests the plan change requires the development to follow the current best practices in accessible street design.

We suggest that the plan change require the roading networks to be designed to encourage active modes of transport over private motor vehicle use.

We suggest that in addition to meeting RITS requirements, the road form and function shall provide safe accessible routes for people on bikes and be designed to reduce the risk to all users.

Intersections and path crossing points should also be designed to give priority to vulnerable users living in and accessing the development.

I wish to be present at the council planning hearing:

Yes

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

No

I could gain an advantage in trade competition through this submission

No

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
 - After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.
-

Submission No: 33

Submission ID: 54284

Submission Date:

2022-02-24

18:13:19

Name (individual/organisation):

Val

Contact person (if different from above):

riches

Address for correspondence:

451 Taukoro

Email:

vjriches@outlook.com

Phone Number:

0274448286

This is a submission on Private Plan Change 56 - Lockerbie Plan Change, Morrinsville

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

the amount of land that will be reduced by building cover

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

My submission is:

My concern - the runoff from the land in question flows down through our property. At present it is dry. During times of much rain it significantly flows over our land and floods our driveway etc. My concern is that the extra dwellings will significantly reduce the land area that naturally absorbs the water i ask what will council be able to do to the run off - we certainly dont want it increased.

Secondly we often run short of water as a community - will all buildings have roof tanks?

Upload the document containing your submission here:

I seek the following decision from Council:

Accept the plan change with the following amendments

Suggested amendments:

roof tanks on every building

Significant drainage within each property so we don't receive their run off

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:

I could gain an advantage in trade competition through this submission

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
 - **Submissions close at 4:30pm on Thursday, 24 February 2022.**
 - After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.
-

Form 5

Submission on Proposed Private Plan Change 56: Lockerbie Plan Change, Morrinsville.



te kaunihera ā-rohe o matamata-piako district council

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's details:

Name: Janet Gray (Organisation / Individual)

Contact person: (If different from above)

Address for correspondence: 272 Taukoro Road, RD5, Morrinsville

Phone: 07 889 3536 Fax: n/a

E-mail: janet@emailjanet.co.nz

This is a submission on Private Plan Change 56: Lockerbie Plan Change, Morrinsville.

The specific provisions of the plan change that my submission relates to are: increased water uptake, traffic, effects on neighbouring existing farming businesses, insufficient infrastructure to cope with the large increase in the population of Morrinsville. Please see attached.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views; attach additional pages if necessary): that the proposed plan change enhances the future development of Morrinsville, and addresses in advance issues that will arise with the changes in land use, and the effects on neighbouring businesses.

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

- Accept the plan change
Decline the plan change
Accept the plan change with the following amendments
If the plan change is not declined, make the following amendments

Please see attachment

I wish to present at the council planning hearing:

Yes No

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

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

Yes No

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

Yes No

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

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

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

Yes No

Signed:

Janet M Gray

Date:

23 February 2022

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4.30pm, Thursday, 24 February 2022.**
- Please send the completed form before the closing date to: Matamata-Piako District Council, 35 Kenrick Street, PO Box 266, Te Aroha or email to submissions@mpdc.govt.nz or complete online at mpdc.nz/lockerbie; or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.

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The Proposed Private Plan Change 56, Lockerbie Plan Change, Morrinsville will double the population of Morrinsville within a very short time-frame, and it is imperative that the proposed developments are done properly and having regard to the well established farming businesses which have been operating in Taukoro Road and which will continue to operate in the immediate vicinity of the proposed development. Some of these families are multigenerational and have been farming in the area for over 110 years, and consideration must be given to how they will continue to operate once the Lockerbie estate has been established.

Major issues for these families, and already causing concern, is drawing large amounts of water from the aquifer, townspeople not used to issues associated with farming practices, ie dogs barking when getting cows in for milking early in the morning, fertilizer and silage spreading with its associated smells and dust issues, harvesters and planters working late into the night and early morning during times of maize and silage harvesting, and increasing traffic volumes.

I believe Morrinsville has the chance to lead the rest of NZ by making it mandatory for every new build to have its own water tank for toilet flushing, car washing and for gardening needs, thereby relieving some of the pressure on water reticulation in the town.

With the amount of traffic turning on to Taukoro Road it is imperative that a roundabout is built at the Hangawera, Taukoro and Tahuna road intersection as visibility turning right into Taukoro Road and also driving across to Hangawera Road is very limited. Many people living in the new subdivision will work in Hamilton and travelling through Hangawera Road towards Hamilton and on their return journey will be a timesaving option for commuters. So too will be travelling up Avenue Road into Studholme Street then into Taukoro Road and the new subdivision from Hamilton, rather than continuing through the township.

Reverse sensitivity should be applied, especially for those dwellings closest to the boundaries of Lockerbie, whereby new home owners are made aware that they are coming to the nuisance, and must accept the fact that living in a farming area is different to living in town and that on occasion they will be disturbed and possibly inconvenienced by their neighbours carrying out normal farming activities.

There will be infrastructure issues for MPDC particularly in regard to parking, cemeteries, access to medical facilities etc etc, but these issues will be for MPDC to sort out, not necessarily part of this Plan Change process.

I am accepting and in support of the plan change proposed, but conditional on the above issues being properly addressed and the effects mitigated.

Janet Gray

A handwritten signature in cursive script that reads "Janet M Gray". Below the signature is a horizontal line drawn with a pen or marker.

Form 5

Submission on Proposed Private Plan Change 56: Lockerbie Plan Change, Morrinsville.



te kaunihera ā-rohe o matamata-piako district council

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's details:

Name: Anthony Robert Gray (Organisation / Individual)

Contact person: (If different from above)

Address for correspondence: 272 TAUKORO ROAD RD 5 Morrinsville

Phone: 07 889 3536 Fax: N/A

E-mail: tony@emailtony.co.nz

This is a submission on Private Plan Change 56: Lockerbie Plan Change, Morrinsville.

The specific provisions of the plan change that my submission relates to are: water Activity Management Plan 2021 3.6 Significant Effects

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

I Support the Proposed Private Plan change 56 if complete upgrades of Sewage treatment plants to ensure 100% compliance of additional enhanced resource consents needed are met for the additional housing.

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

- Accept the plan change
Accept the plan change with the following amendments

- Decline the plan change
If the plan change is not declined, make the following amendments

- 1° New resource consents for all existing & additional water plant discharges including Sewage
2. Complete upgrades of treatment plants & renew & fit new treatment plants for Sewage.
- 3° I Support Janet Grays Submission.

I wish to present at the council planning hearing:

Yes No

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

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

Yes No

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

Yes No

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

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

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

Yes No

Signed: A. R. Gy

Date: 23/2/2022

Notes:

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I wish to present at the council planning hearing:

Yes No

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

Yes No

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

Yes No

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

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

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

Yes No

Signed: *S Oakley* Date: 24/2/22

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Thursday, 24 February 2022

This is a **Submission** on Private Plan Change 56 – Lockerbie, Morrinsville (**PC56**)

To: Planning Department / Planning Technician
Matamata-Piako District Council
By email: submissions@mpdc.govt.nz

Name of Submitter: Sunridge Park Limited c/o Birch Land Development Consultants Ltd

Sunridge Park Limited could not gain an advantage in trade competition through this submission.

Sunridge Park Limited wish to present at the Council planning hearing.

Sunridge Park Limited would be prepared to present a joint case at the hearing with others making a similar submission.

Address for service:

Contact: James Oakley
Birch Land Development Consultants Ltd
PO Box 475
PUKEKOHE 2340

Telephone: 09 237 0813

Email: james@bslnz.com

1.1 INTRODUCTION

1. This is a submission on Private Plan Change 56 (“**PC56**”) on behalf of Sunridge Park Limited (“**Sunridge**”). Sunridge is a landowner and developer within Morrinsville and has a keen interest in the growth of the district having successfully completed residential developments including (but not limited to) the ongoing Sunridge Park development on the western side of Morrinsville.
2. Sunridge generally support growth in the district provided that any live zoning is supported by adequate technical analysis, aligns with the statutory framework set by the RMA and is capable of being serviced by the necessary infrastructure.
3. The thrust of this submission primarily covers matters relating to the Medium Density Residential Zone (“**MRZ**”). The introduction of this zoning into the district is generally supported given the development that is occurring and the need for an appropriate tool to identify these areas in fast growing areas.
4. Creating a robust provision framework for the MRZ will enable both Council and other landowners to utilise this tool in the future as part of rezoning proposals. As such, it is important that the provisions are fit for purpose for general application in appropriate areas. Regarding this it is noted that support for appropriate greenfield growth that can accommodate the MRZ is supported which PC56 provides for.

1.2 RELIEF SOUGHT

1.2.1 SPECIFIC CHANGES

3. Specific changes sought to the provisions of PC56 are shown as per the changes below:

REF	PROVISION	RATIONALE
MRZ-P5	To ensure the adverse effects on the amenity values of the locality are minimised including the a effects of noise, glare, odour, dust, smoke, fumes and other nuisances, and the effects on traffic, parking, and transport.	This is a clear error where the intention is to use “effects”.
MRZ-R(1)	<p><u>Outdoor Living Space</u></p> <p>Every residential unit shall have an area of outdoor living space which shall:</p> <p>(i) Have a minimum area of 50m² and contains no dimension less than 4m. Except that this space may be reduced by the same amount where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;</p>	There is no direct provision for smaller outdoor living spaces above ground floor residential units where this is a separate unit and has no option of ground floor space. To provide for this, an option is to adopt the Medium Density Residential Standard equivalent which requires a minimum 8m ² with a minimum dimension of 1.8m. This standard is also present in other areas for commensurate

REF	PROVISION	RATIONALE
	(iv) Be directly <u>readily</u> accessible from the main living area.	zonings such as Auckland and Waikato. The word “directly” is less flexible than “readily” which still sets a sufficient threshold regarding the space’s accessibility.
MRZ-R(11)	A <i>Duplex Dwelling</i> shall comply with the following performance standards: (iii) Each unit shall have an exclusive outdoor living space of 36m ² and contains no dimension less than 4m. Except that this space may be reduced by the same amount where balconies, decks and conservatories are provided with a minimum area of 10m ² , with no dimension less than 1.8m;	This is a simple grammatical error.
MRZ-R(19)	Non-complying <u>Discretionary</u> Activities <i>Terrace Housing</i>	It is not clear why Terrace Housing in the MRZ is a Non-Complying Activity given the zones purpose clearly states: “The purpose of the Medium Density Residential Zone is to provide areas for medium residential development with a mixture of detached, semi-detached housing and terracing housing options.” To this end, it is considered that Non-Complying is too restrictive an activity status and sends the wrong messages as to the intention of the zone. A Discretionary Activity status provides sufficient discretion for the activity.
MRZ R2	MRZ R2(1) General Assessment Criteria The following assessment criteria shall apply to all Restricted Discretionary activities: (c) The degree to which the built form achieves coherency cyt and consistency whilst avoiding <u>minimising</u> monotony.	Regard (c), “avoid” is a strong directive and essentially means that no monotony is to be allowed. The other amendments are to resolve simple grammatical errors.

REF	PROVISION	RATIONALE
	(g) The extent to which landscaping and screening is used to mitigate adverse visual effects; and	
PART 10 – Appendix 9: Schedule of Works	<p>9.4.9 Triggers for Works Requirement</p> <p>Lockerbie bore and water treatment plant</p> <p>When</p> <p>To be agreed with Council. Some development may be able to be accommodated without this based on modelling results.</p>	<p>No amendments to this trigger point are sought as the provision is generally supported. The submitter recognises that water allocation in the district is a known constraint. However, the submitter supports the concept of allowing staged development to occur (where it can be appropriately serviced) without the need for infrastructure upgrades that provide for subsequent future development within the LDAP, as long as there is capacity available for other future development outside the LDAP.</p>

1.3 CONCLUSION

Overall, it is considered that Council should accept PC56 with the relief sought. The amendments are logical and assist in the function of the proposed MRZ which we see as a mechanism that will can be appropriately utilised elsewhere in the district. PC56 will benefit Morrinsville which is anticipating high growth in the future and will require land around the town to be unlocked to accommodate this growth.

Notwithstanding the above, the submitter who has significant interest in the growth of Morrinsville, would be prepared to be part of any discussions about the provision of infrastructure.

Yours sincerely,



Mr James Oakley

Date: Thursday, 24 February 2022

Form 5

Submission on Proposed Private Plan Change 56: Lockerbie Plan Change, Morrinsville.



te kaunihera ā-rohe o
matamata-piako
district council

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's details:

Name: WE & GJ Bonnar Ltd
(Organisation / Individual)

Contact person: Kelwyn Bonnar
(If different from above)

Address for correspondence: 70 Hangawera Road
Morrinsville

Phone: 021 2787034 Fax: _____

E-mail: kandrbonnar@stra.co.nz

This is a submission on Private Plan Change 56: Lockerbie Plan Change, Morrinsville.

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Accept the plan change | <input type="checkbox"/> Decline the plan change |
| <input checked="" type="checkbox"/> Accept the plan change with the following amendments | <input type="checkbox"/> If the plan change is not declined, make the following amendments |

I wish to present at the council planning hearing:

Yes No

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

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

Yes No

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

Yes No

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

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

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

Yes No

Signed:  Date: 24/02/22

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

3.4 Other consents and Authorisations required

7.6.2 Water Supply

8.2 Waikato Regional Council

The continuation for drawing off more water from the proposed bore to supply the: Proposed Private Plan Change 56: Lockerbie Plan Change.

The proposal to build more housing on the acquired Lot 2 DP 7445 over extending fresh water supply for Morrinsville town residents, future expansion of Morrinsville residential housing and farmers within the vicinity.

Our submission relates to the Proposed Private Plan Change 56: Lockerbie Plan Change seeking consent with WRC for an additional groundwater take for the development in Stage 3 and the added future development of Lot 2 PD 7445. In 2016 farmers had to apply for authorisation to take groundwater and were given authorisation according to their application and requirements. This incurred an annual fee, metering of water and keeping a record of water output to be submitted to WRC every six months.

The WRC emphasised there was a need to actively manage Waikato's fresh water due to increased demand.

The National Policy Statement for Freshwater Management directs that over allocation of water is to be avoided, and WRC points out that currently the Piako catchment is over allocated.

This new subdivision will create a large increase in the Morrinsville township population requiring greater capacity than the Matamata Piako District Council can supply. Therefore the groundwater volume that the WRC originally authorised for Lockerbie Farm will need to significantly increase.

This has huge connotations for surrounding farms that use bore water to supply their farms, cattle and houses, which could significantly deplete their source, especially in dry or drought seasons with the possibility of having to drill deeper bores to obtain a continuous water supply for their farms and family.

The purchase of Lot 2 DP 7445 and the building of the large number of houses on it will create even more pressure on a fresh water source that is already over allocated, further exacerbating the fresh water source that surrounding farmers utilise.

Our submission wants the Proposed Private Plan Change 56: Lockerbie Plan Change to be amended so that MPDC require The Lockerbie Plan to be forward thinking, and require all houses to have a storage water tank. Thus reducing the water take for Morrinsville and also reduce the storm water runoff.

Climate Change is a huge part of New Zealand's' policy making and the MPDC and the WRC are promoting water management. Introducing a storage water tank for individual houses and/ or creating more water storage for the Morrinsville town would indicate a significant step for future proofing within the Proposed Private Plan Change Lockerbie 56, rather than drawing on already stretched water resources.

Our farm bores have been in place at the same level for decades and the levels have recently dropped. Our concern is that if MPDC obtains consent from WRC to take ground water to supply the new subdivision there is a real possibility we will see an even greater, more significant drop in our bore water levels thus having to drill deeper bores for our groundwater. This along with the soil moisture levels having been depleted through drought and dry seasons brings the reason for our submission for the MPDC and WRC to rethink the Proposed Plan Change concerning water supply.

Form 5

Submission on Proposed Private Plan Change 56: Lockerbie Plan Change, Morrinsville.



te kaunihera ā-rohe o matamata-piako district council

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's details:

Name: Gord Stewart
(Organisation / Individual)

Contact person: _____
(If different from above)

Address for correspondence: 16 Grosvenor Drive, Matamata

Phone: 027 46 5672 Fax: _____

E-mail: gord@aquas.co.nz

This is a submission on Private Plan Change 56: Lockerbie Plan Change, Morrinsville.

The specific provisions of the plan change that my submission relates to are: security of long-term water supply

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

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

Accept the plan change

Accept the plan change with the following amendments

Decline the plan change until such time as LT sustainable water supply in the area is assured by proper study + research
 If the plan change is not declined, make the following amendments

See attached for rationale.

I wish to present at the council planning hearing:

Yes No

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

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

Yes No

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

Yes No

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

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

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Yes No

Signed: Gordon W Stewart Date: 24 February 2022

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Submission on Proposed Private Plan Change 56: Lockerbie Plan Change, Morrinsville

Is there a *sustainable* water supply over the long term?

This is a crucial issue to consider for developments such as Lockerbie Estate and others in progress or planned around the district.

Climate science tells us that, for the east of the North Island, we can expect more frequent, longer and more severe droughts in the years and decades ahead. (Every report from the Intergovernmental Panel on Climate Change predicts a starker future than the one before.) This changing climate will very likely impact the surface water we rely on (and bore water through reduced groundwater recharge). At this stage we just don't know by how much.

Council indicated it is "*very aware of the need to assess the longer term security of water*" – this in an email from the CEO to the author dated 7 September 2020. NIWA is only now beginning to examine the impact of climate change on water supply.

A further email from the CEO, dated 8 November 2021, indicated council is participating in a collaborative project with regional council to better quantify the effects of climate change on our water supply systems (now in its second phase). "*We have specifically requested Regional Council to drill down to the Morrinsville system and understand its resilience under appropriate scenarios,*" it notes.

So will we charge ahead with development while still in the early stages of learning if enough water is there to serve it (as well as serving current residents and businesses)? Surely accepting Proposed Private Plan 56 now would be a classic case of putting the 'cart before the horse'. Council appears to be approving new subdivisions and issuing building permits around the district with insufficient knowledge of what the future will bring.

Waikato Regional Council has indicated that the catchment serving the proposed development is 'highly allocated' and often 'stressed'. At times, Morrinsville has trouble meeting its water needs within environmental limits (i.e. while maintaining adequate residual flow below the dam). In the search/plans for new water, what are the chances an insufficient (sustainably sourced) supply will be found?

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.

Correspondence from council (18 February 2022) indicates a 'Masterplan for Water Supply' including modelling water use per household and various growth strategies is due for completion by mid-2023. Again, is it appropriate for development to continue apace in the absence of important information such as this?

Council indicates a commitment to water conservation as it looks ahead to serving Lockerbie. How much stock can we put in this? MPDC had a water demand management plan prepared for it in 2005 and participated in a region-wide water conservation campaign in the summer of 2008/2009. Beyond this, there has been little attention to water-use efficiency other than a few tips on the website ("Have shorter showers", "Turn off the tap when brushing your teeth"). The one action taken as needed is water restrictions during times of summer shortage.

The author provided council with five practical action steps for water conservation (effective even in the absence of water meters) in an email to the mayor, CEO and relevant staff 13 March 2020. No interest was shown in this.

It is recommended the plan change be declined until such time as long-term sustainable water supply in the area is assured by proper study and analysis *and* a proven commitment to water conservation is shown throughout the district through effective programmes for current residents and businesses.

Gord Stewart is a sustainability consult and district resident. He has done work on water use and conservation for councils around the North Island.

Submitted 24 February 2022



Gord Stewart

027 416 5672 ~ gord@aquas.co.nz