



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')

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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