Kelly Moulder

From: Jannene McDonald <kiwiburgers1@xtra.co.nz>

Sent: Tuesday, 25 October 2016 20:15 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Completed

You have a new submission on Plan Change 47

Name: Jannene McDonald

Contact Person: Jannene McDonald

Address for correspondence: 22 Bridie Avenue

Phone: 07 888 6336

Fax:

Email: kiwiburgers1@xtra.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: New residential zone between Bridie Ave and Magnolia Drive in Matamata

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I support the change of zone from rural to residential in the above area near Tower Road. I do not support however the number of road accessways in to this new subdivision. I feel there should be a third road accessway along Findlater street which then connects to Rawhiti Ave, to ease traffic volumes on Bridie Ave and Magnolia Drive. Bridie Ave is a very quiet street that is not wide enough for dual carriageway and parking on the side of the street.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: Allow a third vehicle accessway on to Findlater Street near Weka Street. I wish to 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

Kelly Moulder

From: Colin Saunders <colin.saunders@bizmail.co.nz>

Sent: Friday, 28 October 2016 11:06 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Completed

You have a new submission on Plan Change 47

Name: Colin Saunders

Contact Person:

Address for correspondence: P O Box 42261, Orakei, Auckland

Phone: 0275333000

Fax:

Email: colin.saunders@bizmail.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Matatmata....Change in zoning from Business to Residential "North side of Broadway from Vosper Street to Hohaia Crescent

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Support with following amendment

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: Allow building expansion of up to 100sqm rather than 50sqm without landscaping requirements etc coming into effect.

Provide wider range of commercial activities including food retail

I wish to 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

Kelly Moulder

From: Maurice Ritchie <mauriceritchie12@hotmail.com>

Tuesday, 01 November 2016 15:31

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Follow up

You have a new submission on Plan Change 47

Name: Maurice Ritchie

Contact Person: Maurice Ritchie

Address for correspondence: P.O.Box 64083, Botany

Phone: 021371607

Fax:

Email: mauriceritchie12@hotmail.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Infill zone as in map TA3

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I am the owner of a property, 21 Gilchrist St Te Aroha which is just on the edge of the proposed infill zone. My proposal is to include these properties in the infill zone. As you will notice properties are all large sections with the house on the front of the sections. The rear of these sections is as I believe is a reserve?

These sections would be idea infill to provide the added housing for the future without too much impact surrounding neighbors as are some of the other area proposed.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: Include some Gilchrist properties in the infill zone at those that are considered to be an acceptable size

I wish to 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

Kelly Moulder

From: Jonathan Bowen <shedguy@outlook.com>

Sent: Saturday, 12 November 2016 22:03

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

You have a new submission on Plan Change 47

Name: Jonathan Bowen

Contact Person:

Address for correspondence: 29 Kiwitahi Railway Road RD1 Morrinsville

Phone: 0272581856

Fax:

Email: shedguy@outlook.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Rural residential Matamata Piako District

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Plan 47 does not go far enough for the current government sponsored housing shortage. I believe that provision should be made for an amendment so that small blocks up to and under 15 acres if they are located within 5km of any of the Town centers in the district, to be allowed to further subdivide further lots of between 2500 or 4000m2 . Subdivided number and size is not a hard and fast rule.

Reason, the population of the district is growing and many of these existing lifestyle blocks are too small for income producing relevance, they are too large to maintain as a garden and many owners of such lots may be keen to downsize and allow residential rural living for those of us who do not wish to live in covenanted subdivisions. Covenanted subdivisions are expensive to build in and don't allow sufficient variation for any alternative housing types for those people who are less prepared to take on big housing debt.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: As above, current planning is too restrictive for rural residential. Yes it makes sense to concentrate housing around the existing town centers but unfortunately in so doing favors mostly existing developers. It also is biased to covenanted subdivision. This is unnecessarily discriminating against other district residents who wish to have a small holding with compliant but alternative types of accommodation. Uneconomic existing small holdings irrespective of soil type should be allowed to further subdivide as long as all council bylaws are met and a minimum of 2500M2 is subdivided.

I wish to 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



Form 5 and Form 21

Submitter's details:

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Name: Rasen Semmens
(Organisation / Individual)
Contact person:
(If different from above)
Address for correspondence: 136 Hovrell (Ld
RD4 Morrinsville 3374
Phone: 6272211035 Fax:
E-mail: <u>kinvi-fun</u> <u>kavensemmens.nz@gmail.com</u>
This is a submission on:
Plan Change 47 – Plan Your Town; and/or
the Horrell Road Notice of Requirement
The specific provisions of the plan change and/or Notice of Requirement that my
submission relates to are: Industrial Avenue Rd
mighaensity invier eng town.

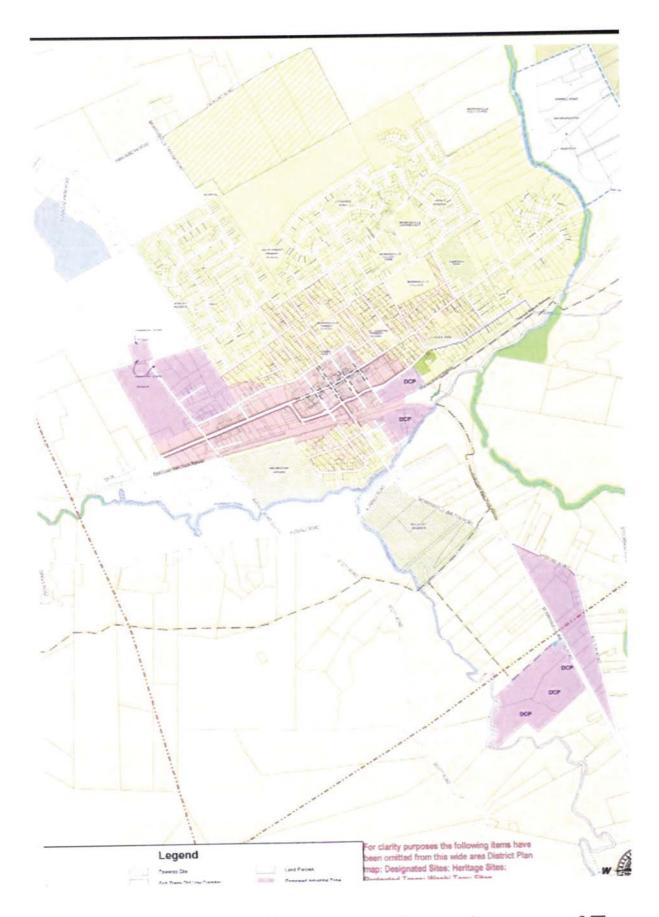
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•
My submission is (include whether you support or oppose the specific provisions or wish to have them
amended, and the reasons for your views; attach additional pages if necessary): Oppose - 19 pages attached.
Office use only:
Office use only: TRIM # NAR # Container: 13/7981



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	
I wish to present at the council planning I	nearing:	
PLEASE NOTE: IF YOU DO NOT TICK IT WILL BE ASSUMED THAT YOU DO	EITHER "YES" OR "NO" ABOVE, THEN NOT WISH TO BE HEARD.	
I would be prepared to present a joint cassimilar submission:	se at the hearing with others making a	
☐ Yes ☐ No		
I could gain an advantage in trade compe	etition through this submission.	
If you could gain an advantage in trade complete the following:	competition through this submission please	
I am directly affected by an effect of the s	subject matter of this submission that—	
 (a) adversely affects the environmen (b) does not relate to trade competition 	t; and on or the effects of trade competition	
☐ Yes ☐ No		
Notes:	Date: <u>17-11-16</u>	
 The submission and decision you wis contents of the proposed plan change 	sh Council to make should only relate to the e and/or Notice of Requirement.	
 Submissions close at 5.00pm, Friday 		
District Council, 35 Kenrick Street, Po	O Box 266, Te Aroha or email to plete online at <u>www.mpdc.gov.nz/plan-your-</u>	

• 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.



Submission to Council Plan change 47,

Morrinsville/Horrell Road Rezoning, Notice of Requirement & Other

I object to three aspects of Matamata-Piako District Council's plan change #47, primarily the rezoning of Horrell Road and associated Notice of Requirement for Horrell/Murray/SH26 roads, the increased density of housing (red slashed area) in nearly half of the residential area of Morrinsville urban area, and the industrial area zoning proposed for Avenue road on the west side of town.

1. The key elements of Council's Town strategy of 2013 were to preserve as much productive land as possible, focus development to the north, use the Piako river as a boundary to the south and east, connect the town centre with continuous pedestrian/cycle ways and create buffer zones between sensitive use areas. Using General quality soil types (page 31) it concluded that Morrinsville's residential/town growth should be north (yellow area) with future rural-residential (brown circle) to the south, and rural-residential/future residential (lime green) to the west.



Town strategy

5

The town strategy for Morrinsville, based on the preferred development options described in the previous sections of the report, is shown on the map in the side-bar. The map indicates how the existing and proposed land-uses are to be integrated with the town's transport network and infrastructure.

From an integrated development perspective, the key elements of the strategy are:

- A compact urban form that preserves as much land as possible for productive use and directs development away from the electricity transmission corridor west of town;
- Focussing development to the north of the main transport corridors. This will avoid new development being divided from town, by the state highway and railway line Using existing watercourses to create a defensible 'edge'

at the southern and eastern town boundaries;

- A well-connected local road network that links all parts of the town, minimising travel distances, enabling local traffic to use local roads, and supporting walking and cycling as alternative modes of transport by ensuring route continuity;

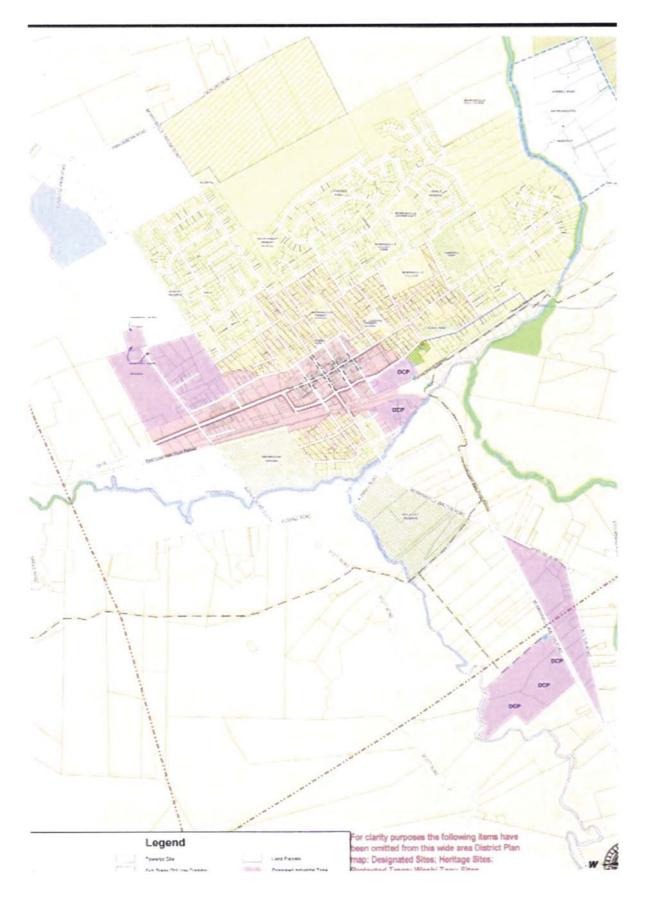
 Continuous pedestrian links/cycleways that connect the
- town centre, schools and open spaces and create buffers town centre, schools and open spaces and create buffers between adjacent sensitive uses; and:

 Minimising heavy vehicle movements through town by locating intensive industrial uses to the south where atternative access can be gained via Kuranui Road.



- "The proposed establishment of two distinctive rural-residential options will, according to the strategy (Page 10) provide for two very different environments:
- Rural-residential 1 (light blue) Rural-residential areas that can eventually be

- subdivided for residential living so as to all our town to grow through intensification rather than sprawl, and:
- Rural-residential 2 (Hangawera Road) Lifestyle living areas where subdivision will be precluded to protect the areas' rural-residential amenity for the long-term, in line with the aspirations of those who want assurance that the character of the areas in which they chose to live will not be eroded over time, through infill subdivision."

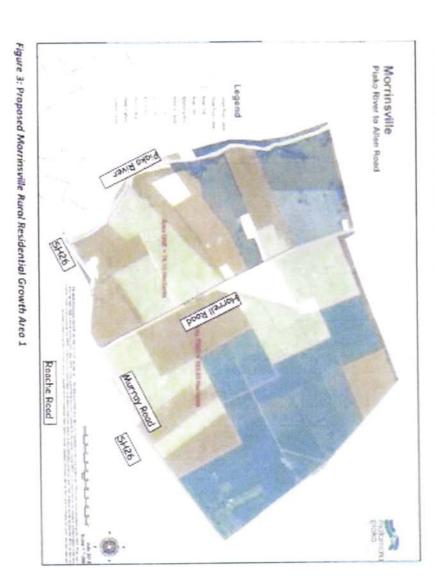


3. Population trends suggest 731 extra dwellings will be required by 2045 in Morrinsville. Plan change #47 seeks to provide for these dwellings by rezoning land on Kurunui Road (south) to rural-residential resulting in a loss of 30 dwellings, and land on Taukoro road (north) a gain of 600 dwellings. I have been told that Council then learnt that the owner of the Taukoro Road land was not interested in subdivision which left Council short of their target so, in a reactive move, Council proposed that Horrell Road should be rezoned with (24 March 2016) both sides of the road under consideration. Although only Area One was chosen to provide, initially, 50 dwellings, this will then, according to the Town strategy (#2 above), be infilled for residential living to enable the town to grow through intensification - growing the town to the east which will will compromise High quality dairy land, mostly supplying the Tatua Dairy Company.

24 June 2016

13711 PC 47 Horrell Road Tower Road Zones IA v6.dop

³³ MPDC defines: Significant roads are roads that are a significant element in the national and/or regional economy; Actedial coads are roads that are a significant element in the local economy. Collector roads are roads that are preferred between or within areas of population or attivities; and cotal roads are roads where the primary function is properly access.



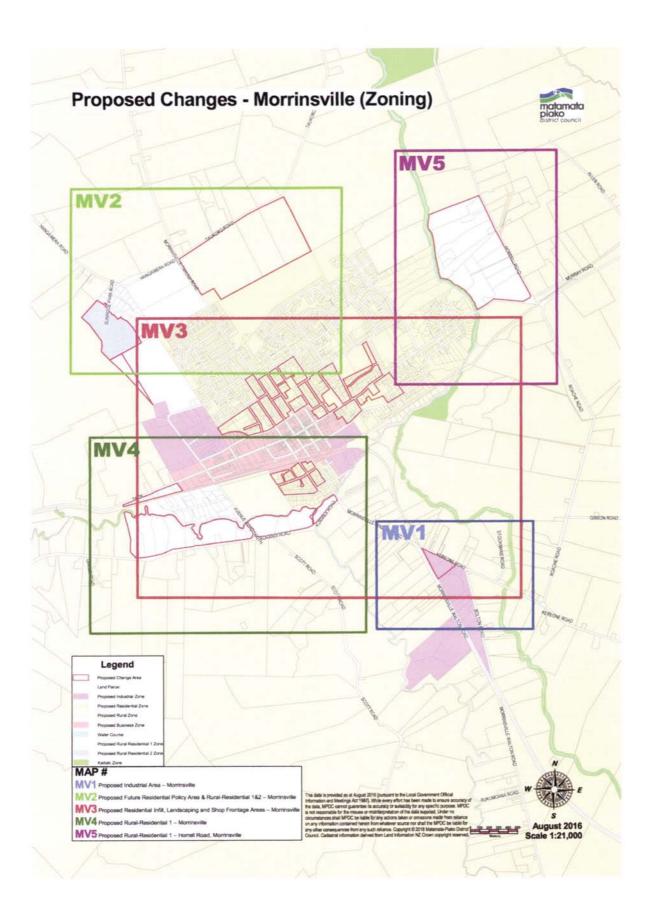


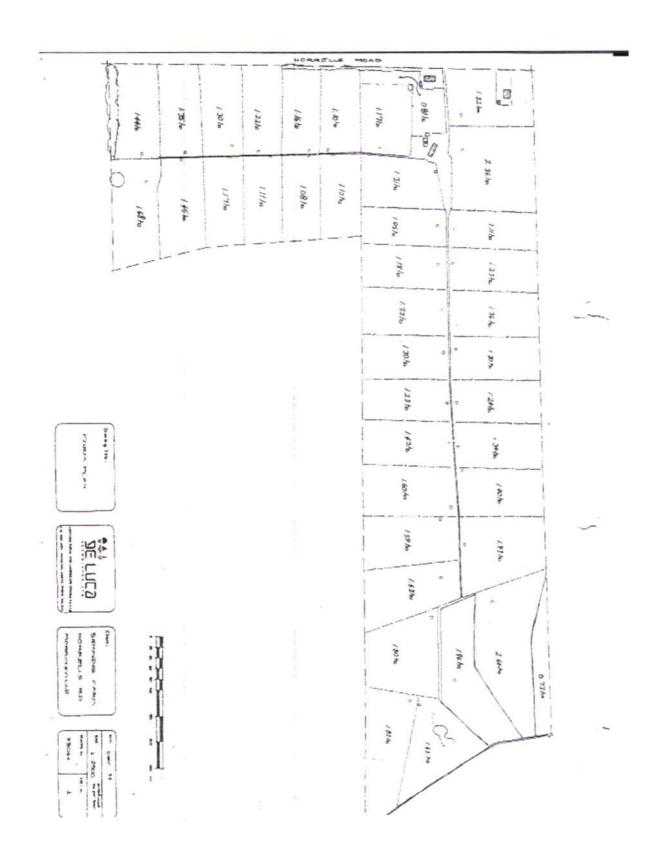
- 5. Recent application by an owner to subdivide their block on Horrell road (within the proposed rezoning area) was declined on the basis of loss of productive High quality land yet now that it is Council who wants more land for housing, they propose to subdivide the same soil type, compromising its productive capability forever. To justify the rezoning of Horrell Road, the Council has developed and used two principles:
- the land is already fragmented and

it has compromised productivity.

There are many small rural-retirement blocks and subdivided blocks in the District (particularly on General soil types) which could be subdivided under these principles. Is the right precedent being set?

With the proposed rezoning of Horrell road, the town will inevitably grow to the east, initially consuming 76 ha of High quality land. Currently Area One is divided into 19 blocks of varying sizes with only 19.4 ha of it subdivided into 3.9 ha or less, or in other words, 55 ha is still held in nine 4 ha or above blocks (page 20-21 of Geotechnical Assessment for Zoning Plan Change). Existing dwellings are a mixture of original homesteads subdivided many years ago as farmer-retirement blocks and more modern, well built homes, attractively set off by their larger land sizes, mainly built after the Piako County Council permitted horticulturally-sized blocks (still productive but most prefer life without the hard work). Rezoning as proposed will change the character of the area and destroy its productive capability forever, creating then demand for new rural-residential sites with productive capacity somewhere else as this land use is no longer going to be catered for at all.





If Council's principles are adopted, we would ask that the +/-30 acres of our dairy farm along Horrell Road (left part) be included (its boundaries run parallel to the existing 10 acre blocks in area 2 above and left of the matamata-piako label above) because, as a small-sized dairy unit, it has compromised productivity as well. Like many of the people living in Horrell road area 1, the

idea of being able to 'cash up' a portion of ones property seems attractive until one looks at the overall picture. Having four houses on the 4 ha property next door seems abhorrent after enjoying uninterrupted views, peace and quiet for so long.

Currently the Piako river provides separation from urban and high-class rural land. I would like to see planners go back to the Town strategy and start with the open areas and a green belt around the existing town before it is too late, applying where practicable Garden City principles (Mixed-tenure homes and housing types that are affordable for ordinary people, Beautifully and imaginatively designed homes with gardens in healthy communities, A strong local jobs offer in the Garden City itself and within easy commuting distance, Opportunities for residents to grow their own food, including allotments, Generous green space, including: surrounding belt of countryside to prevent unplanned sprawl; well connected and biodiversity-rich public parks; high quality gardens; tree-lines streets; and open spaces, Strong cultural, recreational and shopping facilities in walkable neighbourhoods, Integrated and accessible transport systems) as established in Letchworth, UK (shown below) (the Garden City principles were used when Christchurch was first established

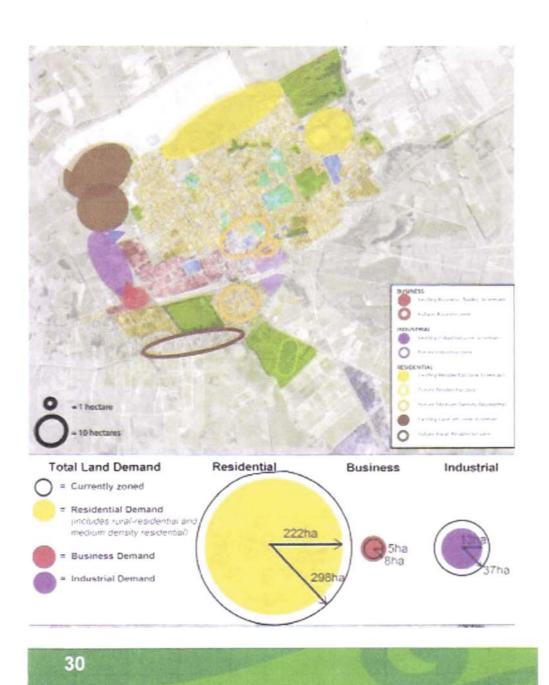


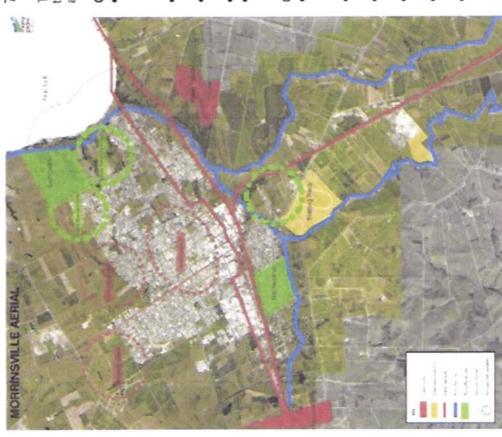
If necessary consider another area such as Maungataparu or Motumaohoe for

growth as Morrinsville seems to be constrained (water supply, sewage and land availability), possibly having met its optimum size. Unlimited growth creates congestion, overcrowding (lack of privacy) and pollution (e.g. noise) which we see time and again in urban development.

I do not support the higher density zone in the centre of town to the extent that is being proposed in the plan change, as this is overcrowding; the nature of the town changed considerably for the worse the last time Council permitted infill housing and the closeness of homes in the new subdivision by the golf course, probably the minimum under Council plans, is in my opinion awful (a smaller area around the centre of town is acceptable for retired living but the proposed area is quite large).

Instead of industrial zoning on the western side of Morrinsville, I would like to see a commercial or business zone (particularly on the right of Avenue road) as westerlies, the prevailing wind direction, will carry any effects such as odour across town (as illustrated by Seales grain). Industry is better on Roach's road, Bolton road, etc. Even Greenlea meats land on Eynon road should be zoned greenbelt to carry on the pony club, recreation ground link with the esplanade strip along the river around town. There is no buffer zone between industrial on Avenue road and residential.





Opportunities and Constraints

The development opportunities and constraints that informed the strategy for the future expansion of Morrinsville are shown on the map in the side-bar and are summarised below:

Opportunities

- Services (water, stormwater and wastewater) there is additional capacity for new development and for intensification of existing development in the areas around the golf course and in the vicinity of Eynon Road (green circles).
 - Golf course the area adjoining the golf course has high amenity with unobstructed views towards Mount Te Aroha.
- Recreation reserve the reserve has potential for active and passive recreation.
- River potential for continuous pedestrian linkage/cycleway (blue lines).
- Inter-regional access State Highway 26 and Morrinsville-Tahuna Rd (red lines).

Constraints

- Services (water, stormwater and wastewater) there are limitations on the provision of reticulated services to the north of Morrinsville, and on intensification of the area east of the town centre (red circles).
- Flood hazard the area adjoining the water courses (blue) is susceptible to flood hazard.
 Door coils — the area past of the coil course (Horrell Road) contains neat
- Peat soils the area east of the golf course (Horrell Road) contains peat soils that limit the potential for urban development.
 - Transmission line will have adverse visual and amenity effects on development in close proximity (red band).
- Sewer ponds development in proximity may be susceptible to adour effects, and can cause reverse-sensitivity effects.
- Railway line and state highway (red line and red-hatched line)
 Development in proximity is susceptible to noise and vibration effects.
 These corridors also divide the town. New development should ideally be located north of State Highway 26 to avoid being divided from the town centre, community facilities, and the schools.

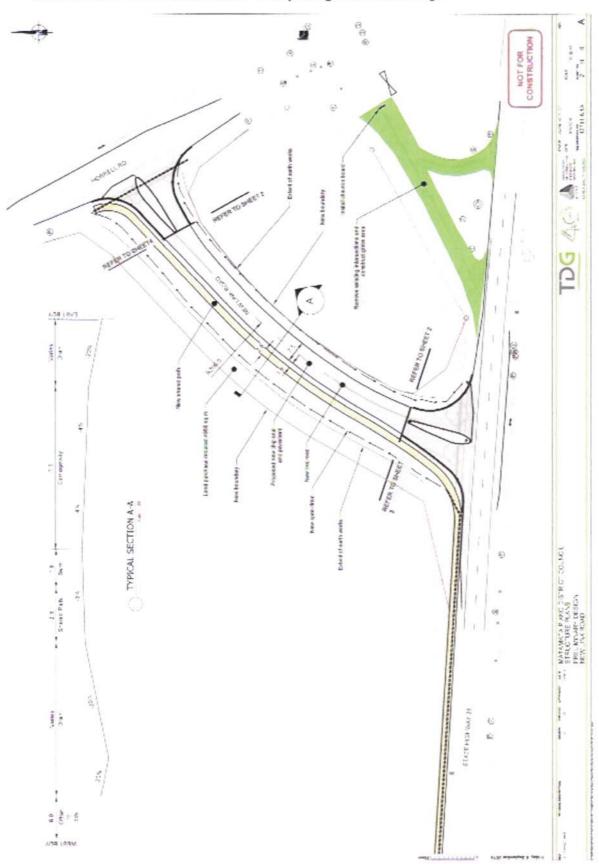


7. The land set for rezoning in Horrell Road is underlying peat (page 21 & 22 Geotechnical Assessment) which has been deemed by Council to "limit the potential for urban development" (page 23 Town strategy) and it compromises sewage and water tanks if a reticulated system is not provided. High-cost, low-quality homes could be built as a result. Because the land already has approximately 17 homes on it, and is held under numerous separately-owned titles, it is unlikely that a commercial developer will become involved so by-default, Council becomes the developer of this area if the rezoning is approved (cf Taukoro Road which a greenfield site that a commercial developer would buy as one unit and subdivide). The initial Horrell road zoning is proposed to accommodate 50 dwellings which is a significant subdivision and, if long-term it is going to be developed as a residential area, in order to maintain the integrity of the area and value for existing home owners, it should have the infrastructure that a commercial subdivision would get, (for example, Holmwood Park) such as, an internal road, guttering, footpaths, street lighting, electricity, sewage, water reticulation, rubbish collection, ty/internet connectivity (growing the area will put pressure on limited existing networks to our detriment), setting minimum housing standards/styles to avoid a hotchpotch of buildings, and drainage (flooding relief). Under this proposal the cost of subdivision and contributions falls on the current block owners when they subdivide.



8. If Council is deemed to be the developer then a - tree-lined or other internal central spine road with cycle way (access option 5 Structure Plan Transportation Assessment Summary) going into the subdivision would take the pressure off the existing Horrell Road intersection, which, with slight widening for easier vision to the left, could remain as it is. This internal road would go in for around 2/3 of the way then, along with the cycle lane, turn and travel across the river via a new (wide) bridge joining at either North street/Seales Road or Golf Road. The initial 50 dwellings will likely result in 100 vehicles - the Structure Plan Transportation Assessment study page 25 expects vehicle movements to rise from 684 to 1156 with the effect on traffic volume at the Horrell Road/SH26 intersection to rise from 684-1156 movements; a lot of this increase will be at 8am as there is no school bus pickup this close to the town boundary (bus pickup begins 2 km down Horrell Road). The existing Horrell road/SH 26 intersection works in my opinion because traffic coming over the humped bridge has to slow giving time for Horrell Road traffic to cross the carriageway (or the approaching car time to see and not increase speed which could happen if the road shifts 50 m further down). Hopefully whatever roading work is

done ensures the trees that form the beautiful entrance into town remain. From town the SH26/Horrell road intersection works because of the curved and cambered corners, although a small slip lane or wider verge would enable cars to pull off earlier so vehicles at the Horrell road side of the intersection could see sooner if anything was following.



9. As it is drawn, traffic option 2A looks like a disaster! The camber is going completely the wrong way which is hard to understand when there is no restriction on the availability of land (refer to existing road shown in green as it works just fine and, if the Notice of Requirement is approved, repeat the shape). Preference seems to have been given to Murray road traffic but, as a collector road Horrell road is the major road, particularly with the new zoning adding to vehicle movements; Murray services just four or five properties although some traffic accessing the town's transfer station uses Murray road as there is no right turn from the SH into Roach road (most traffic goes Kereone road). Making the give way on the new link road into Horrell road is crazy! Turning off SH26 at 65 kph as suggested by the consultant is too slow in a 100 kph zone. I am not sure what the traffic islands will achieve except accidents - at the Link-SH intersection the island is forcing traffic left rather than right towards town, the major traffic flow (refer to existing intersection) and at the other end of the link road the island makes the turn from Horrell road into the link road very tight, yet the flow from Murray road onto the Link road has a great turn/camber for very few vehicle movements (traffic is able to turn left off Roach road onto the SH and into town).

At the Murray road/SH26 intersection at the other end of Murray Oaks a slip lane is needed regardless of whether the rezoning goes ahead or not as when turning into Murray road from Tatuanui one never knows if the vehicles behind are going to stop or try and pass on the right as there is no room on the left.

2.3 Link Road Geometry

The proposed link road results in a short (about 130 m) length of road connecting SH26 and the existing Horrell Road. Speeds will therefore be controlled by turning movements at each end of the road. A single 200 m radius horizontal curve is proposed with 4% superelevation resulting in a safe design speed of 65 km/h.

Vertical geometry will be based on minimum gradients to meet drainage requirements.

2.4 Pedestrian and Cycle Connectivity

Option 2a includes construction of a shared off road cycle/pedestrian path alongside Horrell Road over the length of the proposed zone and adjacent to the proposed link road. From the proposed new intersection of SH26 and Horrell Road the shared facility is expected to follow parallel to SH26 to the Piako River and cross the river by way of a new bridge structure to connect with existing shared facilities that traverse beneath the existing highway bridge on the south bank of the Piako River.

North of the Piako River the existing western boundary of the highway is currently within the current batter extent which constrains any widening without the need for additional land. While a narrow (approximately 2.0m) path may be feasible between the road edge and the batter this would require kerbing the road edge and drainage infrastructure whilst resulting in a path alongside the traffic lane. It is preferable that any shared path is therefore located at the top of the batter within the adjacent property with the balance of the alignment located as far as possible from the traffic lane.

The final choice of shared path alignment alongside SH26 is therefore subject to further consultation with landowners and the preliminary cost estimate is based on the use of private property for the section of alignment north of the Piako River as shown on the preliminary plans.

It is noted that the structure plan concept showed the shared path extending from the Piako River to Holmwood Park Drive. However, following discussions with Council, the shared path has now been connected to the existing path under the state highway bridge (on the south bank of the river) which will still provide pedestrian and cycle connectivity through to the greater Morrisville area including the schools.

No investigations or preliminary design work have been progressed for the shared path bridge crossing of the Piako River and the preliminary cost estimate is based on similar project cost information provided by a bridge consultant for Council.

10. The pedestrian/cycle lane/bridge from Area 1 to town is proposed to go under the Piako bridge but I don't think this will work. As stated above it is desirable to have the trees on the southern side remain as they form an attractive entrance to the town from this side - to make a cycle/pedestrian lane safe and avoid the blind corner will take a significant amount of land. As outlined in #8 above, the pedestrian/cycle and roading issues would be resolved by putting in the new internal road and bridge to either North street or Golf road - for the same cost, the money is better spent further

down.

11. No buffer zone is indicated between Horrell road Area One (long-term residential) and neighbouring farmland. Dogs from the new dwellings could be a nuisance to farms particularly if they carry the neospora virus, that causes abortions around 5 months gestation.

While I would like to see the golf course included in a green belt around the existing town boundary (refer #5 above), the Council might like to consider rezoning this land residential instead of Horrell Road (but linking it to Horrell road with a cycle way so cyclists can get out of town safely which is not presently the situation). Alternatively the west side of Taukoro road also has "fragmented, productively compromised land with General soil type.

Form 5 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details:	2 3 NOV 2016
Name: John M Lee.	2 3 NOV ZUID
Organisation / Individual)	Annual Control of the
Contact person:	
If different from above)	
Address for correspondence: 10 - Jamihana	Str.
Matamata 3400	
Phone: 0272097780 Fax:	
E-mail:	
This is a submission on:	
	,
Plan Change 47 – Plan Your Town; and/or	
the Horrell Road Notice of Requirement	
The specific provisions of the plan change and/or Notice of Requ	irement that my
	to Rusiness
submission relates to are: The rezoning	TV 13 (13) (16)3
Lone 13-23 Menra 3-	treet
and I Tamihana Street	etts
Matanata.	
1 101014 . 101761 .	
My submission is (include whether you support or oppose the specific provisions of	r wish to have them
amended, and the reasons for your views; attach additional pages if necessary)	
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T Oppose The Lead of C	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Office use only:	
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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 make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined, make the following amendments Accept the plan change is not declined accept the plan change is not declined accept the plan change is not declined
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:

closing date, all submissions received will be available for public viewing.

15-11-16. Matamata Piako district Council Form 5 and Form 21. My Submission to oppose the councils
Plan to rezone Menra Street to Business
Zone I have lived at 10 Tamihana Street Matamata for over Fourty nine years. The Business zone that Meura Street backs on to is not as busy here in 1967. There has been small business's Start up in the Street over the years, but they have not lasted. The houses in the Street Will need quite a few modification to bring them up to OSH and building regulations for use as businers from ise Premises There is major issues with flooding in the Street Kerb's. The good size sections in the Street are ideally suited for Subdividing, Infill housing, town houses, etc. It is handy and central to the town shops and facilities for the elderly Thank you. John -M- Lee

10-Tamihang Str. Matamata 3400

Kelly Moulder

From: Maree O'Connor

Sent:Tuesday, 22 November 2016 09:17To:Mark Hamilton; Kelly MoulderSubject:You have received a new submission!

You have a new submission on Plan Change 47

Name: Lewis Hall

Contact Person: Lewis Hall

Address for correspondence: 37 Waharoa Road East Matamata

Phone: 07 888 9427

Fax:

Email: mdawson@mpdc.govt.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: changes to zoning of Waharoa Road East Matamata

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Strongly disagree with proposed changes to zoning, because we will end up all cramped up and crowded

I seek the following decision from Council: Decline the plan change

Please give precise details:

I wish to 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

Kelly Moulder

From: Tarnia Richardson <accounts@lowloader.co.nz>

Sent: Monday, 28 November 2016 13:45

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Tarnia Richardson

Contact Person:

Address for correspondence: P O Box 90, Morrinsville

Phone: 078890090

Fax:

Email: accounts@lowloader.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Appendix 2.1

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Oppose high density housing sited next to Industrial zone. I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: Specifically oppose McPherson Drive & Page Street sited as high density housing next to Business Zone & Industrial Zone.

Town Planning Dept - should ensure there is a buffer zone between these two zones. To extend the high density zone perhaps more of Coronation Road area should be looked at.

I wish to 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

Kelly Moulder

From: Kevin Te Wharau & Diane Mary Te Wharau <diane@247mortgages.co.nz>

Sent:Tuesday, 29 November 2016 15:29To:Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Kevin Te Wharau & Diane Mary Te Wharau

Contact Person: Diane Te Wharau

Address for correspondence: 52 Page Street, Morrinsville 3300

Phone: 0273 555 454

Fax:

Email: diane@247mortgages.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Our land is currently zoned industrial. When we purchased it in 1981, it was zoned Rural. Somewhere along the way, it has changed to industrial. If we had been aware that it was going to become industrial, we would have objected at the time. We wish to have it re-zoned to residential.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): There is plenty of industrial land at the west end of Morrinsville and very little demand for it.

On the other hand, I believe there is a real shortage of affordable residential sections in Morrinsville. By rezoning to residential, it would present an opportunity for someone to subdivide / develop the land into affordable residential sections. Access road is already in place for residential.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: 2.8400 hectares Lot 9 Deposited Plan 16287 CT 13C191

I wish to 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

Kelly Moulder

From: Jonathan Maitland-Smith < jonathan@smithandmaitland.com>

Sent: Thursday, 01 December 2016 07:42

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Jonathan Maitland-Smith

Contact Person:

Address for correspondence: 31 Layard Street, Avondale, Auckland

Phone: 0211627703

Fax:

Email: jonathan@smithandmaitland.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: 13.2 (i) Overall Site Standards (a) One dwelling per 325m2 net site area.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I am objecting to rule 4.13.2 (i) Overall Site Standards (a) One dwelling per 325m2 net site area. I am making a submission to request that the proposed residential infill zone has a gross site density of 325m2 per unit, rather than a net site density of 325m2. In principle the rezoning should be commended; as it aims to provide increased density close to pre-existing centres while still retaining our district's rural character.

However, a net site density reduces its effectiveness. At this net density, a three-unit development on a quarter acre will only have 52m2 for access. A net density of 325m2 will do one of two things; either result in a nil increase in development yield or sites being surveyed in such a manner to get around the rules with no regard to their impact on the urban fabric of our communities.

When populations grow more significant weighting needs to be given to urban design. So that our communities get good design outcomes that activate the street and fit in with the existing urban fabric of our communities. Therefore it is better to make the density a Gross Density rather than a net density. As a gross density will give us the flexibility required to achieve better urban design outcomes.

There are too many developments that technically comply with the rules of a net site density but whose overall mass is not broken up, and they stand out from existing urban environment. Instead, design, on site layout and amenity should be the focus. So that increased density adds to the fabric of communities.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: Change rule 4.13.2 (i) Overall site standards (a) site density from a net site area of 325m2 to a gross site area of 325m2.

I wish to 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.:

Kelly Moulder

From:Sandy Barnes <afirychick@gmail.com>Sent:Monday, 05 December 2016 11:40To:Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Sandy Barnes Contact Person:

Address for correspondence: 524 Tauhei Road, RD5, Morrinsville 3375

Phone: 027-960-3555

Fax:

Email: afirychick@gmail.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Proposed new residential zoning in Stirling Street, Te Aroha.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I oppose the creation of new residential land at Stirling Street unless it provides for additional road access other than just Hikutaia Street.

There has been no indication given of the potential number of sections so I have guesstimated 250. On that basis you need to allow for four vehicle movements per section per day. That's an extra 1,000 vehicles per day!

Our section is on the lower half of Hikutaia Street near the intersection with Kennedy Street. We already have all the noise from those travelling from Stirling Street and lower Hikutaia Street - and also the noise of those exiting/entering Kennedy Street.

This is a no-exit street already servicing a large number of houses. To add additional traffic without additional enter/exit street would detrimentally affect those of us already living there.

The road is already used as a race track by boy racers because of it's length and hill.

Some years ago there was talk of an additional road connecting Kennedy Street with Ruakaka Avenue and Stirling Street with Shakespeare Street. We would support these options to allow additional exits/entry points instead of relying on all traffic going into Hikutaia Street.

I seek the following decision from Council: If the plan change is not declined, make the following amendments

Please give precise details: Additional entry/exit points i.e. connecting Kennedy Street with Ruakaka Avenue and Stirling Street with Shakespeare Street. We would support these options to allow additional exits/entry points instead of relying on all traffic going into Hikutaia Street.

I wish to 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

Kelly Moulder

From: Inghams Enterprises (NZ) Ltd
bkeam@inghams.com.au>

Sent: Wednesday, 07 December 2016 10:35

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Inghams Enterprises (NZ) Ltd

Contact Person: Boram Keam

Address for correspondence: PO Box 247 Te Aroha 3342

Phone: 07 884 6549 ext 800

Fax:

Email: bkeam@inghams.com.au

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: all - as per the attached documents to be sent by email

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

I seek the following decision from Council: If the plan change is not declined, make the following

Please give precise details: See attached documents to be sent by email

I wish to 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

Matamata-Piako District Council PO Box 266 TE AROHA 3342

To whom it may concern

Submission: Inghams Enterprises (NZ) Ltd to Plan Change 47

The submitter wishes to speak in support of their submission at any convened hearing.

The submitter seeks to have the Plan Change declined unless the amendments contained in this submission are made.

Introduction

- 1. Plan Change 47 ("PC 47") introduces an "Equine Area" overlay on land in the vicinity of the racecourse in Matamata. The Equine Area includes a property on the corner of Banks Road and Burwood Road, Matamata on which Inghams operates a hatchery. This property is currently zoned "Rural" with no overlay and Inghams holds a resource consent for its hatchery building and activity.
- 2. The Inghams hatchery consent describes the activity as intensive farming but acknowledges that no rearing happens at the site. In our view, the activity happening at the hatchery is neither intensive farming nor industry, in terms of the definitions and activity status under the MPDC District Plan.
- 3. Inghams anticipates expansion within the meat chicken industry and has identified an land on the southern side of its site that would allow for expansion to optimise hatchery operations. That land is also within the Equine Area overlay and has an underlying Rural zoning.
- 4. PC 47 will allow rural residential intensification on land in the immediate vicinity of the Inghams hatchery. Inghams has very serious concerns about the impact and potential for reverse sensitivity effects on the hatchery operation which will result from enabling rural residential subdivision to smaller lots. The hatchery has both a rural and industrial quality. It comprises an industrial looking building and attracts a variety of light to heavy vehicle traffic. The hatchery has plant and equipment that can cause some noise and the regular heavy vehicle traffic to and from the facility also has the potential to cause perceived adverse effects for nearby rural residential residents.

Plan Change 47

- 5. Inghams is very concerned about the lack of justification for an Equine Area that would allow further rural residential development around the racecourse. To date, no evidence or rationale for an Equine Area overlay has been provided. The s 32 Report notes that there is only a 0.7% annual population increase predicted for Matamata in the period to 2045. That does not justify the level of intensification that could happen as a result of PC 47.
- 6. Table 8 of Section 3.1 of the s 32 Report predicts 30 additional dwellings as a result of the Equine Area provisions. Assuming 4 people for each of those dwellings, that is an additional 120 people that could be accommodated in the Matamata Equine Area.
- 7. Of those 30 new lots, 20 could be either serviced off Banks Road or lie in the immediate vicinity of the hatchery. That includes the racecourse which could also benefit from this new overlay.
- 8. There is no evidence that there is a lack of land available for horse training or that enabling subdivision to create equine lots is an effective planning tool in other districts around the Waikato Region.
- 9. Inghams requests that no Equine Area overlay be introduced into the District Plan and that if different standards for subdivision for equine activities are required, this be dealt with by a change to the general subdivision rules and a buffer area to ensure that existing consented activities are not compromised by reverse sensitivity effects. Such a change would not limit the provision of equine activities to the area identified around the racecourse. While the racecourse is associated with equine activity, it is not the only association that affects the location of an equine related business or activity and this might be justified in other areas around Matamata, if there is a genuine need.

Rule 6.3.10

- 10. This proposed new rule will enable any property of more than 4ha to apply for subdivision consent to create an additional allotment as a discretionary activity provided:
 - (a) Subdivision for an equine lot is within the Equine Overlay;
 - (b) Only one new allotment is created and the parent title has more than 4ha in area, exists at the time PC 47 becomes operative and contains an existing dwelling:
 - (c) The additional equine lot is between 2ha and 4ha in area and the equine activities are in addition to any equine association that already exists;
 - (d) The application for an equine lot must demonstrate a direct association with an equine purpose;
 - (e) The additional equine lot shall not have a new house site within 100m of a boundary with a site that has an intensive farming, industrial or similar activity; and
 - (f) The balance lot must have an existing dwelling if it is less than 8ha.
- 11. Rule 6.3.10(a): If there is a genuine need for further equine lots, which is not demonstrated in the s 32 Report, there is no reason to limit development to the area around the racecourse.

- 12. Rule 6.3.10(b): It is not clear whether the dwelling needs to be existing at the time PC 47 becomes operative, or existing at the time the application for an equine lot is made and/or determined. It is not clear if the dwelling has to be occupied. As written it is sufficient there is a dwelling occupying the land at the time of consent.
- 13. Rule 6.3.10(c): This rule will enable an additional 20 lots that could be accessed from Banks Road. This will result in a significant number of additional dwellings and residents that could claim to be affected by traffic to and from the hatchery and could be considered affected parties to any proposal to expand the hatchery site.
- 14. *Rule 6.3.10(d):* There is no requirement that the land has a pre-existing equine association. If there is a genuine need for an equine activity this could be accommodated on the site under the present planning provisions without further subdivision.

15. Rule 6.3.10(e):

- (a) The rule refers to industrial and intensive farming activities or similar. The Inghams hatchery does not fall within the definition of either an intensive farming or industrial activity although its current resource consent describes it as intensive farming.
- (b) There is no clarity about what a "such like activity" would be.
- (c) There is no clarity that the 100m setback requirement would apply to the hatchery site and the provision would only protect Inghams in respect of its adjoining neighbour to the south which is the land proposed as part of Inghams' proposed operational improvements.
- (d) As a general comment, there is no requirement that the balance lot has the existing house on it. In fact, rule 6.3.10(f) contemplates that if the balance lot is over 8ha, it may not contain the existing dwelling. That would enable any lot of greater than 10ha to allocate the existing dwelling into the new equine lot and potentially develop a new house anywhere on the balance lot.
- (e) There is no reverse sensitivity requirement to locate a new dwelling on the balance lot to a location greater than 100m from the boundary with an industrial or intensive farming activity.
- (f) There is no reverse sensitivity protection in relation to traffic movements or other aspects of the Inghams hatchery activity.
- (g) There is no provision for Inghams to be identified as an affected party in respect of subdivision applications or for the introduction of reverse sensitivity land covenants in favour of Inghams when new lots are created.

Re-zone Inghams Hatchery Site: Industrial

- 16. Inghams formerly owned the land but now occupies the hatchery site as a tenant. The hatchery operation has a resource consent allowing for the commercial hatching of chickens from eggs.
- 17. Inghams anticipates expansion within the meat chicken industry and there is an adjoining 7.69 hectare lot on the southern side of the site, which is also leased by Inghams, that would allow for that expansion to accommodate heavy vehicle parking and turning areas. That 7.69ha is also within the Equine Area overlay.

- 18. Inghams couldsupport/accept the Equine Area overlay provision for additional allotments near its Matamata hatchery if it was certain that the hatchery, and adjacent land where Inghams seeks to introduce operational improvements, was specifically catered for as part of the Plan Change. Inghams is very concerned about reverse sensitivity issues and is acutely aware of problems raised by new neighbours in other districts regarding various types of existing activities after residential intensification has been approved.
- 19. Inghams seeks to have its present and proposed future sites rezoned to Industrial so that there is protection for its operation and potential expansion. Inghams also would require further changes to the rules applying to the Equine Area to give adequate reverse sensitivity protection for the site in respect of wider operational effects and particularly traffic movements.
- 20. It is appropriate that expansion of the hatchery is planned for by Council given that changes are proposed for the adjoining land which will increase intensification and may alter the range of uses for the land.
- 21. The s 32 Report, at 3.2.1, notes that there is a deficit of both business and industrial land within Matamata. It would be prudent to plan for expansion of the Inghams hatchery operation as part of this plan change process. That would enable consolidation of the activity around the existing site and would avoid planning 'surprises' for the many new neighbours that might comprise part of an effects area as a result of increased equine related subdivision opportunities along Banks Road.
- 22. A plan showing the area of land that Inghams seeks to have rezoned to Industrial is **attached**.

Changes Sought

23. Rezone the land highlighted in the attached plan as Industrial. All of the rules applicable to industrial sites in Matamata would apply.

And

- 24. Delete proposed rule 6.3.10(i)(a) which restricts Equine Lots to the defined Equine Area.
- 25. Amend proposed rule 6.3.10(i)(b) as follows:

 "A qualifying title shall be defined as a title...which has an area of 4ha or more and is currently occupied by an existing dwelling at the date of application for subdivision consent."
- 26. Amend proposed rule 6.3.10(i)(d) as follows:

 "Note: For the purpose of this rule, a direct and permanent association with the equine sector may take the form of a permanent **public** bridle path network and/or purpose built stables for a commercial equine enterprise..."
- 27. Amend proposed rule 6.3.10(i)(e) as follows:

 "Any Additional Equine Lot or balance lot shall not provide for a new house site within 100m of a boundary with a site which is occupied by an intensive farming, industrial or other such like activity, including the Inghams Hatchery on Part Lot 1 DPS 16966 and Lot 1DPS 22046, which may be affected by reverse sensitivity effects.

- 28. Amend proposed rule 6.5.6(ii)(a) as follows:

 "The avoidance of conflicts between activities and potential reverse sensitivity effects, including noise, visual and traffic effects, on lawfully established activities."
- 29. Amend proposed rule 6.6.1as follows:

 "The In addition to the Controlled and Restricted Discretionary Assessment criteria, may be used as a framework for assessing Discretionary and Non-Complying subdivision. However all actual and potential effects from any-such Discretionary and Non-Complying subdivision shall be assessed and may be used in determining an application and/or imposing conditions."
- 30. Changes to the rules above are shown with strike out where deletions are sought and in **bold** for new wording.

31. Contact Details

Boram Keam Inghams Enterprises (NZ) Pty Limited PO Box 247 Te Aroha 3342

bkeam@inghams.com.au

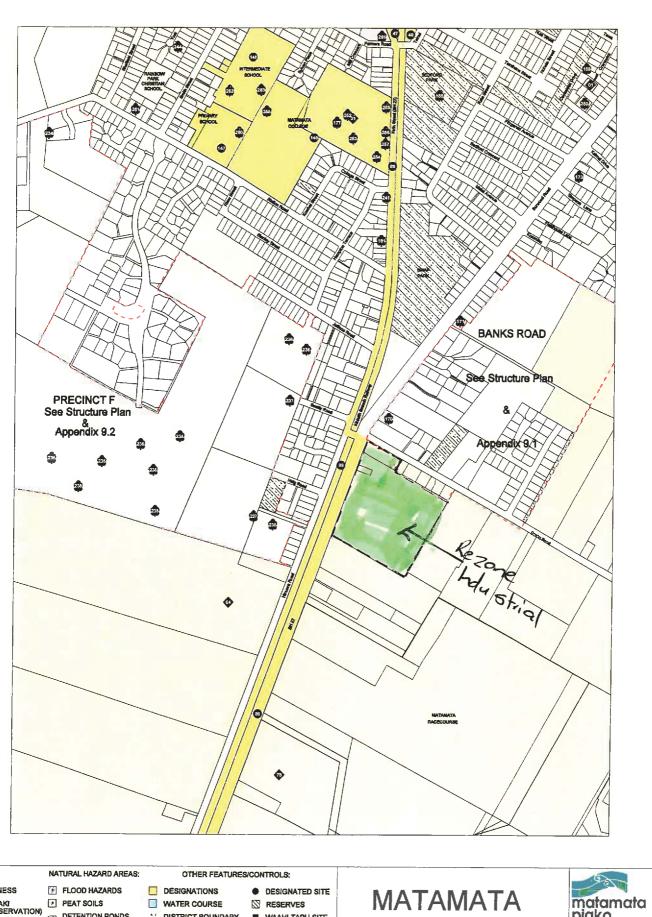
07 884 6549 ext 800

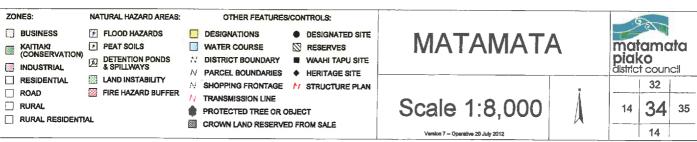
Or

Joan Forret Harkness Henry Lawyers Private Bag 3077 Hamilton 3240

joan.forret@harkness.co.nz

07 834 4662







Form 5 and Form 21

Submitter's detaile:

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details.
Name: A. L. Lover. dge + N+ E Lover. dge
Organisation / individual)
Contact person: Bent. Love dge (If different from above)
Address for correspondence: 100 Snell 5+ RD2
Morrinsville
Phone: 021 08147 342 Fax:
E-mail: a lloveridge @ clear. net. nz
This is a submission on:
Plan Change 47 – Plan Your Town; and/or
the Horrell Road Notice of Requirement
The specific provisions of the plan change and/or Notice of Requirement that my
submission relates to are:
New Residentical Land
New Residential Land 60 + 56 snell
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):
Office use only: TRIM # NAR # Container: 13/7981



	I seek the following decision from Council (please give precise details):					
	☐ Accept the	e plan change	☐ Decline the plan change			
	Accept the following ame	e plan change with the ndments	☐ If the plan change is not declined, make the following amendments			
	To	Include Resid	dentual Land on			
	I wish to prese	ent at the council planning hear	ng:			
	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 a	n advantage in trade competitio	n through this submission.			
	If you could ga		etition through this submission please			
	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:					
	 Submissio Please se District Co submissio town or yo I accept the 	of the proposed plan change and ons close at 5.00pm, Friday 16 th and the completed form before the buncil, 35 Kenrick Street, PO Bons@mpdc.govt.nz or complete but can drop it off at any Council and by taking part in this public street.	h December 2016 ne closing date to: Matamata-Piako ox 266, Te Aroha or email to online at www.mpdc.gov.nz/plan-your-			

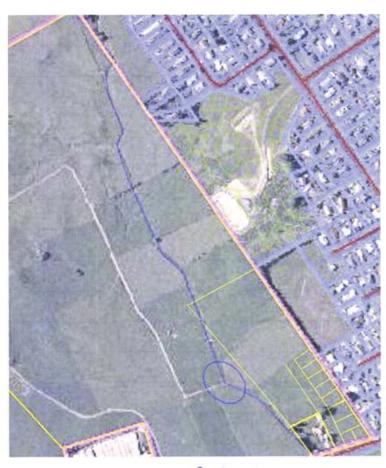
closing date, all submissions received will be available for public viewing.

Subject: [#3615 - Loveridge] Comments

From: Pete McLachlan <pete@cogswellsurveys.co.nz>

Date: 02/12/2016 2:21 p.m.

To: "alloveridge@clear.net.nz" <alloveridge@clear.net.nz>



Pete McLachlan
Managing Director
MNZIS
BSURV – University of Otago

A.L. Loverdge

TN+E. Loveridge





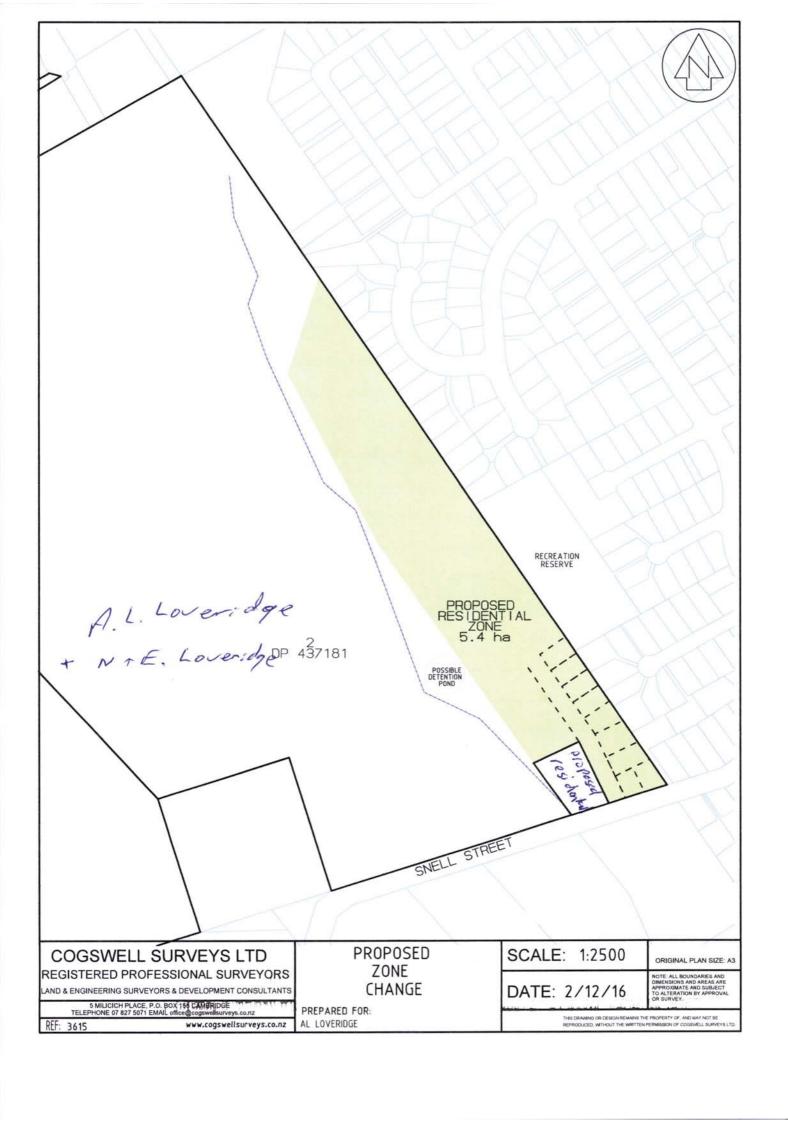
A: 5 Milicich Place, PO Box 156, Cambridge

P: (07) 827 5071 Extension 203

E: pete@cogswellsurveys.co.nz

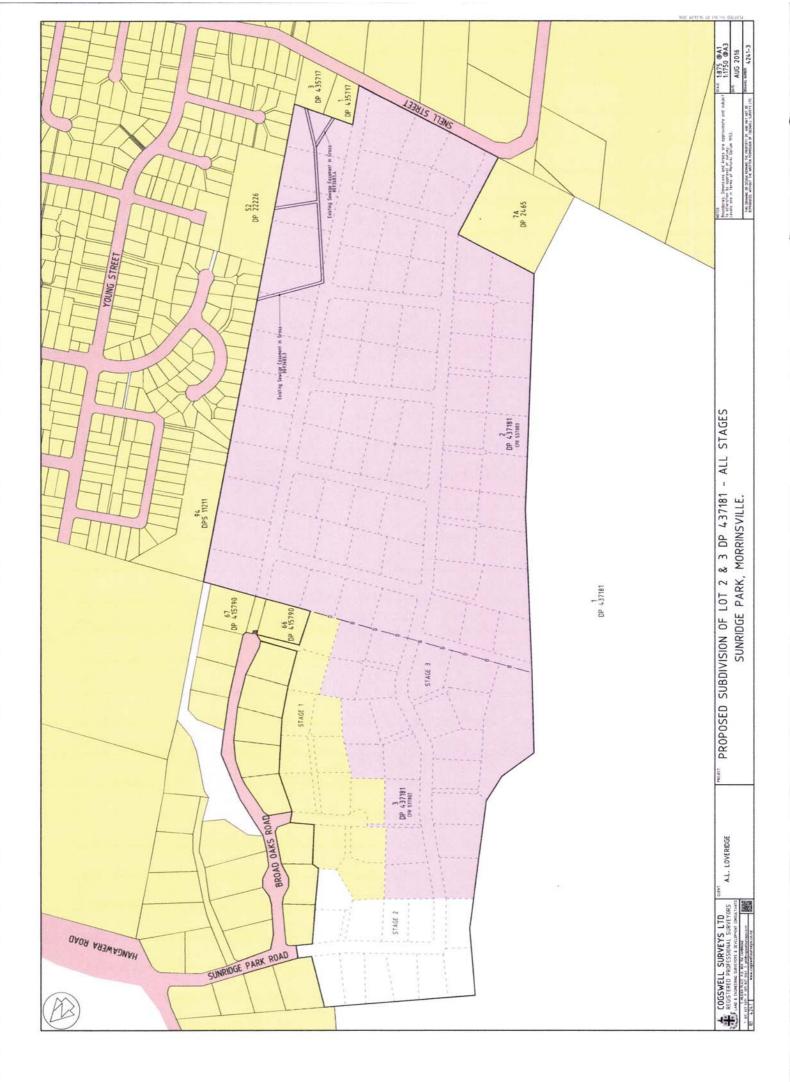
W: www.cogswellsurveys.co.nz

PLEASE NOTE: IMAGE FILES (JPG, TIF, PDF, etc) ARE NOT SUITABLE FOR MEASUREMENT OF DISTANCES OR AREA.



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Submission No: 14









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- District Plan
 - How to use the District Plan
 - o Development Manual 2010
 - o <u>Urban Design Guidelines</u>
 - o District Plan Review (Plan Your Town)
 - Record of Amendments
 - o District Plan Effectiveness



MATAMATA PIAKO DISTRICT COUNCIL

Submission on Proposed Plan Change 47 and/or Horrell Road Notice of Requirement

Last Updated: Tuesday, 18 October 2016 15:34 | |

Name *	COLIN & SHARYN FABISH		
Contact Person	CORIN		
Address for correspondence *	RO. BOX 20 MORRINSUKAE		
Phone *	H 8897340 W 8897069 MOB 0274 741 400		
Fax	8897053		
Email *	COLIN @ PMRE.G. NZ		
I am making a submission on *	Plan Change 47 and/or Horrell Road Notice of Requirement		
The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are	P.C.47 SEE ATTACHED SHEET.		
My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views)	HORREXA RD INTERSECTION! SEE ATTACHED SHEET		
,			

I seek the following decision from Council	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		
Please give precise details	FURTHER CONSIDERATION BE GIVEN TO BLOCK SIZES.	1.	
I wish to present at the Council planning hearing *	✓ Yes○ No		
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		
	Submit		
The submission and decision you wish Coproposed plan change and/or Notice of Re	ouncil to make should only relate to the contents of the equirement.		

I accept 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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newzealand.govt.nz

PC 47

I am concerned about the wisdom of council restricting subdivided blocks to one hectare. I believe this is a short sighted approach that requires revisiting. 1000m2 sections would be more appropriate. Purchasers could always buy 2 sections if more space is required. That would save lots of money for vendors over time and allow a more orderly and a higher standard of subdivision.

Horrell Road Intersection

Congratulations to the council for taking this step. This intersection is the most dangerous in the district. There are few accidents there because motorists recognise the dangers and are more careful.

Form 5 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details:	
Name: Brett a Sharon Yeardle. (Organisation / Individual)	_
Contact person: Brett Jeandle (If different from above)	_
Address for correspondence: 2582 SH26 R.D2.	_
Phone: 0274172677 Fax: —	
E-mail: yeandle 61 @ gmail.com	Mar
This is a submission on:	
Plan Change 47 – Plan Your Town; and/or	
the Horrell Road Notice of Requirement	OUNCIL
The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Our submission relates to the proposed Zoning change type.	=
Find Attached Submission Justification	<u> </u>
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): is for Council to move the existing Business Zone Boundary to the westeredge of Property 2582 on SH26, in corporating Properties 2592, 2586 and 2582. The residential properties west of that boundary condition be Zoned Russial Residential.	<u>s</u> u
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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 Incorporate both 2 Rural residents change	If the plan change is not declined, make the following amendments Rusiness Zoning Lin the plan				
I wish to present at the council planning hear	ing:				
✓ Yes □ No					
PLEASE NOTE: IF YOU DO NOT TICK EITH IT WILL BE ASSUMED THAT YOU DO NOT					
I would be prepared to present a joint case at similar submission:	the hearing with others making a				
✓ Yes □ No					
I could gain an advantage in trade competitio	n through this submission.				
☐ Yes ☐ No					
If you could gain an advantage in trade comp complete the following:	etition through this submission please				
I am directly affected by an effect of the subje	ect 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: SO Lill	Date: 13/12/2016				
 Notes: The submission and decision you wish Contents of the proposed plan change and Submissions close at 5.00pm, Friday 16 Please send the completed form before the District Council, 35 Kenrick Street, PO Bosubmissions@mpdc.govt.nz.or.complete 	d/or Notice of Requirement. The December 2016 The closing date to: Matamata-Piako Extra 266, Te Aroha or email to				

• 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.

town or you can drop it off at any Council office.

Justification for B+S. Yeardle Submission.

- 1) Council is short of soutable land for Business Zoning.
- 2) These three properties-Ropid Nois. 2592, 2586 and 2582 sit along side present Businesses ig. V.T.N.Z. Andy Smith Transport, Lorne St. Mk. Vege Heaven. N. Davenport Builders and Steffert Spreading. So are well suited for Business Loning.

 These are all well serviced by the already busy SH 26.

 Concil has an obligation to allow the best opportunities for future Business Development. to its ratepayers.
- Heavy increases in traffic volumes have occurred over the last 3-5 yrs and is heavest between 5 am 10 am and 3pm 6pm on weekdays not ideal for a residential evea. High noise levels from traffic a Rachway.
- 4.) At present these three properties a too small to sustain a living but under Business Zoning owners would have many development opportunities

With regards to the Council letter dated 15th Sept 2015. Ref 15/7253 Plan change 47.

We feel our feedback was not taken into account

The infrastructure and roading is already servicing the existing Business surrounding these properties very well.

we cusagree with councils comment that Rwal Residential reflects the type of land use in this crea. We feel that Business Zoning better reflects they area. of these properties

The three property owners of 2592, 2586 a 2582 atk all for the change to Business Zone and are promoting the idea.

In Summing up we think the Council has ignored the obvious benefits of adjusting the Business Zone Boundary and decided to take the easy option of Rural Residential. Zoning.

Finally we all think that Council should investigate the option of reducing the 70Kph speed 20Ne down to 50 Kph with Transit NZ.



sl

Our Ref: Mr Terry Magill

E-Mail Address: terry@magillearl.co.nz

Your Ref: Ally van Kuijk

The Senior Planner, Matamata Piako District Council, Cnr Tainui and Tui Streets, MATAMATA 3400.

DELIVERED

Dear Senior Planner,

re: PROPOSED LAND USE CHANGE 47

Enclosed find Submission presented on behalf of our clients Weatherley Bloodstock Limited and the Johnson's (of Banks Road, Matamata).

I am currently indisposed following surgery and currently recuperating in Raglan.

I have advised that I wish to present the Submission in person in March/April 2017 when all Submissions are due to be heard by Council.

I am aware that you would prefer that there be no alterations made to the Submission filed herein.

However, I need a minor "dispensation" for this request by Council. It will relate to one portion of the Submission which (on Page 15) there is reference to a proposed purchaser of our clients' properties who wishes to develop those parcels for residential use. There are additional (other) parties who have subsequently shown similar interest and I need to include details of these in that portion of my Submission – possibly with attached Affidavits (or similar) as additional evidence.

Due to my circumstances it is impossible to have this matter included at this time. I expect that a supplementary addendum to the Submission to be able to be filed with you during February 2017.

I also trust that satisfactory time will be allocated at the hearing of this Submission and also that if staff are to comment on this Submission (before hearing date) that we receive:

(1) copies of all other Submissions filed; and

(2) copies of any Council Reports etc. in relation to the Submission.

Yours faithfully, MAGILL EARL

Per:

encl.

Merry Christmas and Happy New Year from the Partners and Staff of Magill Ea

Please note that our office will be closed from midday on Thursday, 22nd of December 2016 until 8.30 a.m. on Monday, 16th January 2017

Principals – Paul Andrew Gascoigne B.Com.Ag (VFM), LLB, Eric St.John Tanner QGM, LLB (Hons)

Consultants – Terrence Michael Magill LLB AAMINZ, Anne Earl LLB

Solicitor – Danielle Young BA, LLB

Legal Consultant - Graham Hendry BA (Hons), LLB

1 4 DEC 2710



Matamata Office:

Compagn

28 Tainui Street PO Box 43 Matamata 3440 Ph: 07 888 7049 Fax: 07 888 5587 DX GA 27004 Email admin@magillearl.co.nz www.magillearl.co.nz

12th December 2016

Form 5 and Form 21

Submitter's details:

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Name: 12 mg	Magill (on	behalf of	Weatherley	Bloodstoo			
(Organisation / Individual)	HA RA	behalf of LS Joh	2/				
Contact person: (If different from above) Address for correspondence: 1- Magill Earl Solicibis Mahama							
E-mail: tem	y a magillea.	d . co. nz		1			
This is a submiss	ion on:						
Plan Change 47 – Plan Your Town; and/or 🔟							
the Horrell Road N	Notice of Requireme	ent]				
The specific provision	ns of the plan change	and/or Notice of F	Requirement that	my _			
submission relates to Res	are:	Use Chang					
	A Delivery	CHANG					
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My submission is (incl	ude whether you support or op	pose the specific provis	ions or wish to have the	m			
	or your views; attach additional						
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IN THE MATTER of Proposed Plan Change 47 of the Matamata Piako
District Council ("Council")

AND

IN THE MATTER of Submissions to Council to include properties at 61 and 67 Banks Road for Residential Zoning

- My name is Terry Magill. I am a Consultant to the law firm of Magill Earl, Solicitors of Matamata, and I act for the Submitters outlined below (who own two (2) adjacent blocks referred to below and as shown on the attached photographs). I include a Council generated map where (both of) my clients' properties are shown in the purple shaded and hatched area marked Option 2.
- 2. The subject sites front onto Banks Road, on the south-eastern side of Matamata, and the two Lots (Titles) total an area of 8.3949 hectares.
- 3. The two Lots consist of:
 - 4.1973 hectares more or less being Lot 12 Deposited Plan 13321 comprised in Certificate of Title SA611/200 owned by Weatherley Bloodstock Limited
 - 4.1976 hectares more or less being Lot 13 Deposited Plan 13321 comprised in Certificate of Title SA332/4 owned by R.A. & S.M. Johnson
- 4. The sites have a generally flat contour and both (in the past) have been used as public horse training establishments. There are existing dwellings, stables and associated buildings located on the properties.
- 5. The Lots both have road frontage to Banks Road. Banks Road is a no-exit road (to the west) that intersects with Burwood Road (a main thoroughfare).
- There is a designated strip of land adjacent towards the eastern boundary of the immediately adjoining residential subdivision. The identified purpose within the District Plan for the designation is as a proposed road from Mangawhero Road to Banks Road. The designation is understood to have been created in 1996 to provide a buffer between

the previous "Future Residential" Zone and the Rural Zone – there are no immediate plans (to my knowledge) to form that road.

- 7. Resource Management Act Considerations (for subsequent subdivision)
 Section 104 (RMA)
- 7.1 In considering an application pursuant to Section 104 and subject to Part II of the Act (Purpose and Principles), the consent authority shall have regard to specific matters. Those relevant to this application are detailed in Section 104(1) as follows:
 - (a) Actual and potential effects on the environment of allowing the activity;
 - (b) Any relevant provisions of a plan or proposed plan; and
 - (c) Any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- 7.2 The actual and potential effects on the environment are discussed below as are other matters of the Matamata Piako District Plan.

Part II

- 7.3 Section 104 is subject to Part II of the Act and therefore the overriding determination of the activity is the appropriateness of the proposal in the context of the purpose and principles of the Act. Part II matters comprise of those matters specified in Sections 5, 6, 7 and 8 of the Act.
- 7.4 In my opinion, if Council accepts this Submission (and any subsequent Application for Subdivision Consent) they help to give effect to the general purpose of the Act as set out in Section 5, which is to promote the sustainable management of natural and physical resources. This Submission makes use of the proximity of the site to the existing residential area and future development sites for residential growth within Matamata, whilst avoiding, remedying and mitigating the potential environmental effects as servicing of any subsequent proposed development is available and there is extensive landscaping proposed. An assessment of the potential effects is outlined later in my submission, as well as further discussion on how sustainable management is being achieved.
- 7.5 It is important to note that sustainable management is further defined to mean:

"managing the use development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing".

As stated, I will elaborate on this further.

- 7.6 Section 7 of the Act outlines "Other Matters" that Council shall have particular regard to (in any subsequent Application). The relevant parts of this section are:
 - "(b) the efficient use and development of natural and physical resources
 - (c) the maintenance and enhancement of amenity values
 - (f) the maintenance and enhancement of the quality of the environment
 - (g) any finite characteristics of natural and physical resources".
- 7.7 There are no matters of national importance or Treaty of Waitangi matters considered to be relevant to this particular application as in Section 6 and Section 8 of the Act respectively.

Section 104B and Section 104D

- 7.8 Section 104B of the Act outlined that non-complying activities can be granted subject to conditions or refused.
- 7.9 Before an Application for a non-complying activity can be approved the consent authority must be satisfied that one of the two "gateway" tests outlined in Section 104D of the Act are met. These are either that the <u>adverse</u> effects of an activity are no more than minor, or that the Application is not contrary to the objectives and policies of the District Plan.
- 7.10 In my opinion and having regard to the other submissions, the effects of any such proposal would be no more than minor and the application would not be contrary to the objectives and policies of the District Plan.

Minor

7.11 "There is no absolute yardstick of what might constitute a minor effect minor. However, in the Stokes v Christchurch CC [1999] NZRMA 409 (EnvC) decision, the Court

confirmed that the proper test is whether the adverse effects as proposed to be remedies and/or mitigated are more than minor, taken as a whole."

"Contrary to"

- "The nature of a non-complying activity means that it is unlikely to find direct support for the activity in the Plan. Yet it may be granted, provided that it will not be contrary to the objectives and policies of the Plan. The Court concluded that the Environment Court was entitled to consider that the objectives and policies allowed for a limited occurrence of such activities outside the areas indicated in the policy. If the Environment Court found a particular proposal to be appropriate, it could not be said to be contrary to the objectives and policies simply on the basis that it was outside the particular controls that were designed to implement them (Arrigato Investments Ltd v Auckland RC [2002 1 NZLR 323])."
- 7.13 "When assessing whether a proposal is contrary to the objectives and policies of the Plan, a broad judgment should be made. This requires more than just isolating one or two policies. If a development can be designed and implemented so as to be consistent with objectives and policies then it cannot be said to be contrary to them. (Kuku Mara Partnership (Forsyth Bay) v Marlborough DC EnvC W25/02)".
- 7.14 "The Environment Court has noted that absence of support for an activity in the objectives and policies of a Plan does not equate with "contrary to". That terms requires repugnancy or opposition. (Outstanding Landscape Protection Soc Inc v Hastings DC EnvC W024/07)."
- 7.15 "The question is whether the proposal is contrary to the objectives and policies, not whether the objectives support the proposal (O'Shea v Auckland CC EnvC A105/01)."
- 7.16 "Contrary means more than just non-complying. A proposal which is a non-complying activity cannot for that reason alone be said to be contrary (NZ Rail Ltd v Marlborough DC 04/11/93 [1993] 2 NZLR 641)."
- 7.17 In summary, just because the activity may have a non-complying activity status does not mean it is contrary to the objectives and policies.

8.0 SUSTAINABLE MANAGEMENT STATEGY

1. RESIDENTIAL GROWTH

(a) To manage residential growth so as to limit as far as practicable the use of the finite good quality soils.

To ensure consolidation of residential development within existing zone boundaries at all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment.

(b) CONTROLLING ACTIVITIES

To manage activities in a manner that gives certainty to the public as to the potential location and effects of activities.

To implement effective separation between incompatible activities while recognising that some existing activities may not be able to provide effective separation within their sites.

To sustainably manage the natural resources of indigenous biodiversity for ecological, landscape, heritage and natural feature value.

- 8.1 The subject site is currently outside the current urban residential zoned land footprint. The expansion is contiguous with the current urban footprint. The nature of Matamata Township and its surrounds is such that there are high quality soils in all directions; therefore in terms of any future growth of the town, the loss of high quality soils from agricultural production is inevitable. The objective recognises by the term "as far as practicable" that situations will exist where loss of soil from potential productivity. The site is within an area which was previously selected for residential growth by being zoned "Future Urban" and as a result of workshops undertaken by the Council and growth management plans developed as the beginning of Plan Change 26, the site has been identified as being appropriate for residential development. I will comment on site suitability below.
- 9.0 Whilst the provisions of the RMA (summarised above) are not necessarily relevant (in so far as a Land Use Change is concerned) they nevertheless ought to be generally considered as they become greatly significant, if as a result of the Land Use Change a subsequent Application for Resource Consent for Residential Subdivision is lodged and, with respect, the information (above) then becomes very important. Hence the submissions in paragraphs 7 and 8 (including all sub-paragraphs).

- 10.0 It is probable that one of the most significant issues from Council staff's perspective in advising Council would be the loss of productive fertile land. In this respect, paragraph 8.1 above is a significant determinant. It is also our submission that land immediately to the north of Matamata Township (i.e. the McCarvill land) is, by comparison, much more "productive" than both my clients' blocks of land because (in both cases) their respective blocks of land are now (in reality) virtually lifestyle blocks with little productive value and negative financial return.
- 11.0 Previously, both Mr Weatherley and Mr Johnson were thoroughbred horse trainers using their respective plots of land for that purpose. That profession has (for many years now) become less and less financially viable and the Weatherley's and the Johnson's have both been forced to undertake employment opportunities elsewhere to provide a living for themselves and their families.

Incidentally, for both of these families the subdivision of their plots for any proposed "equine activity zone(s)" would hold no appeal whatsoever. Such a proposal by Council would not assist with the business case or opportunity of a financially viable business and, with respect, the equine zone needs to be completely "revisited" as there is virtually no foreseeable demand, in our opinion.

Matamata has seen other professional thoroughbred horse trainers move away from Matamata and go from self-employment to being employed elsewhere.

Whilst there may be a small/narrow window of opportunity to people who own land immediately adjacent to the racecourse including (perhaps) landowners on the southern side of Banks Road – where heavy traffic horse floats would not then be necessary to transport horses each day to the track (as was the case with the Weatherley's and the Johnson's), there has been a decline in horse trainers and horse numbers in recent years (for Matamata) and more importantly no "new" trainers in the Banks Road area (or other suggested areas) for the reasons given above. The proposed Equine Zone and certainly the proposed extent of it is, with respect, completely unviable and will almost definitely not be utilised for its intended purpose.

I would respectfully suggest that this Council look long and hard and do much more research before looking at establishing the proposed Equine Zone to the extent currently proposed.

12.0 In any event, my clients' plots are (both) considered to be future housing and therefore it is just a matter of time before these plots are zoned for residential purposes. The Submitters have absolutely no idea of the logic behind Council's recommendation to "go with" Option 1 and not instead of or together with Option 2. We have been unable to obtain any detail of what matters/issues etc. were discussed at Council's Workshop on the 26th day of August 2015. It is understood that such "Workshops" are free of media and potential affected persons – but it would have been helpful if Council's rationale for "ditching" Option 2 had been available to the Submitters.

We fail to understand what information was available at the Council Workshop and how this matter progressed at that time. The background as to what criteria or fundamental reasons Council considered and the subsequent recommendation that the two (2) reasonably substantial parcels of land were put up and considered as:

- (1) Option 1 more well known as the McCarvill land to the north of Matamata; and
- (2) Option 2 which (more or less) is to two (2) land plots owned by the Weatherley's and the Johnson's .
- 13.0 Accordingly, the Submitters have little information available as to:
 - (i) why the Council considered that there be two (2) such Options; and
 - (ii) why Council considered that "Option 1" and "Option 2" were mutually exclusive; and
 - (iii) why both areas of future residential use were not both considered at this (most) opportune time.
- 14.0 I can only assume that Council (and its staff) considered that it needed to "split" the areas into Option 1 and Option 2 due, primarily, that Council's:
 - (a) Town Strategies 2013-2033 Report together with
 - (b) Matamata Piako District Council Growth Strategy (16/09/09); and
 - (c) Town Strategies 2013-2033 Matamata
 - all "dictated" (at least some of) the Council's Recommendations along with the TDG Report dated June 2016.
- 15.0 It is our strong submission that the TDG Report is **fundamentally flawed** (in so far as the Matamata proposals for residential development) in that it did not even consider (or was asked to consider) so-called "Option 2" whatsoever and, in our view, a major mistake with its residential land use proposals.

There was only one option (i.e. Option 1) that was put up for Council's consideration — with respect, this defies logic, particularly as the subsequent experts report (the TDG Report) was not (as I believe it should have done) requested that report author to "weigh up" both options in some detail.

- 16.0 Neither the Weatherley's nor the Johnson's have any wish to "bag" the McCarvill land BUT there are numerous logical reasons (in our view) for the "Option 2" land to be preferred, which we outline as follows:
 - (A) Council's Strategies discuss future demographics estimated by, no doubt, some well qualified demographer. (I liken demographers to be like expert economists who project future economic growth they have a 50/50 change of being correct!)

These demographers are putting forward their best "guess" of population growth and in this instance it is suggested that population growth (for Matamata) will be 50 persons per year and the number of households should grow at 35 – 40 per year.

I will comment in more detail below.

Whilst we agree that Matamata has (generally) an ageing population and consequential reduction in persons per household (from 2.30 persons to say about 2.10 persons), these figures, if proved correct, appear to take no account of the following – (in so far as demand for new residential dwellings required), i.e.

- (i) many "senior" persons are very content to live in small households;
- (ii) senior persons are generally (or often) in a better position financially to build a "retirement" house for themselves;
- (iii) the retiring farming community generally prefer to retire, preferably in a newish home, in Matamata Urban area a town that they are familiar with.
- (iv) the so-called "Auckland Effect" will be with us as a permanent feature whereby retirees in Auckland are seeking homes in Matamata (and many other regional towns) where a new home can be acquired for about 50% (or less) of the price of their Auckland home. It is considered that the "Auckland effect" will continue irrespective of the prospect of house prices "stabilising in the future.

(B) Other Proposed Developments

Although not yet "filed" with Council, an entity known as Freedom Villages has a conditional purchase on a significant parcel of land from Longlands Farm (the Simpson's) to purchase and develop a lifestyle village with dwellings and a site for subdivision as shown on the attached copy letter (to an owner of a residential dwelling on Burwood Road and the attached plans).

This proposal, if it becomes acceptable to Council (once filed), gives further impetus to Residential Subdivision in the south-east area of Matamata and, if successful, adds to the public and private expectations and future requirements of that part of the Town where residential land is most desired.

If that proposal proceeds then virtually all the "south-east" will be (together with the Weatherley and Johnson plots) all appropriately zoned – (if these Submissions are accepted by Council). Given usual time frames etc. all of these blocks could have subdivision consent for Residential Subdivision within a year or, say, 18 months.

The "natural desire" of developments appear to <u>all</u> lie in this "zone" and, with respect, this gives further "proof" that the "south-east" (i.e. Option 2) is or should be the preferred way forward for Council.

(C) <u>Demographic Matters</u>

The facts are that recent residential development and plans afoot reveal that Council is a little, with respect, "out of touch" with where various Developers' aspirations see the future of the Town.

Also, the Demographers forecasting of population figures etc. does not "square up" – it is submitted. The Town Strategies Report for 2013-2033 for Matamata states:

- (i) the population of the town is expected to increase by about 50 persons per year; and
- (ii) the number of households predicted to increase by approximately 35 to 40 per year; and
- (iii) a surplus of supply of vacant residential and rural-residential land of 144 ha. by the year 2033.

All of these demographic assumptions are challenged.

Firstly, people will only purchase sites for building of houses where they desire <u>not</u> based on the fact that appropriately zoned residential is situate elsewhere. It is our submission that a goodly portion of the residential land (currently zoned as such) will never be "popular" to acquire in purchasers' minds <u>WHILST</u> the Option 2 land WILL be the popular and preferred area(s) to construct dwellings.

This is borne out by the strong activity of new residential houses in the block adjacent to the Weatherley property (see submission 16.0 (v) above).

<u>WHY</u> do the owners of the land (including the Submitters block) have to put up with a change to "Future Residential Policy Area" (FRPA) and then apply some time in the future for rezoning to Residential – where a convincing case (we believe) has already been made for (at least) significant parcels of the FRPA areas to be residentially rezoned now as part of Council's final deliberations on the issue.

Council has supplied us with information which shows (see attached plan) that in Matamata (which usually exceeds the average new housing builds over the three Wards) had 93 new Building Consents issued in 2015-16. I do not have figures for the 2016-17 year which (I assume) commenced on 1st July 2016 – but would suggest that they would likely be as significant or greater (on a month-by-month basis).

These facts do <u>not</u> reconcile with an increase of population of 50 people per year and based on, say, 2.5 persons per household would equate with, say, over 200 persons <u>OR</u> indeed 35 new houses per year, as suggested in the Report.

It is conceded that there are "ebbs and flows" with house construction but even if we average out new house construction in the Matamata Ward since 2001, the average new houses built in Matamata would be (about) 60 plus per annum.

17.0 **Town Strategy**

The town strategy for Matamata is set out below. From an intergrated development perspective the key elements of the strategy are:

 A compact urban form that preserves as much land as possible for productive use;

- Continuous pedestrian links and cycleways that connect the town centre, schools and open spaces; create buffers between adjacent sensitive uses; and "channel" the movement of people along predetermined routes to ensure safe and convenient links across the state highways and railway line;
- A well-connected local road network that links all parts of town, minimising travel distances, enabling local traffic to use local roads and supporting walking and cycling as alternative modes of transport by ensuring route continuity;
- Integrating land-use with infrastructure by ensuring that new development takes place in areas where there is capacity in the infrastructure networks or where capacity can be created cost effectively.
- 18.0 Looking at that Town Strategy we submit that the Banks Road plots generously meet all those strategies:
 - (i) Compact urban form if one looks at the existing Town Map the Banks Road land (in queston) "squares up" the map when viewing all the future residential land available on the western side of Firth Street (as originally was proposed in Council's Strategy Report of 2010) and the south-eastern sites in question.
 - (ii) Continuous links (when compared to Option 1 land) the Banks Road land is closer to schools but perhaps marginally further from the commercial facilities than the (already) developed land to the south of Station Road and the pedestrian/cycle/traffic movements and network have advantages over Option 1 with a range of facilities within walking and cycling distances. Already a good footpath to the edge of Weatherley's plot. Also, the "Option 1" land is a distance of about 600m from Bridie Avenue and Magnolia Drive to the current egress points on Tower Road (and then) a further one (1) km to (edge of) the shopping area of Matamata. Therefore Option 1 (for vehicles) is very similar to the distance to town from the Banks Road sites (currently).
 - (iii) Good network superior to Option 1. It may be deemed necessary/desirable to widen Banks Road and (possibly) be desirable for a corrected shape of the intersection of Banks Road and Burwood Road at some future date but otherwise the roading network would not need to be changed or significantly altered (compared with Option 1) where enhanced roading network to the Town's facilities involves alterations to street widths etc. to no less than seven (7) streets (at a

considerable cost to ratepayers) (see p 11 of that Report) (at least some \$330,000.00) PLUS the cost of acquiring a developed house or houses near Findlater Street (average prices well in excess of \$500,000.00) and can you image the furore that that would cause from local residents who currently enjoy a peaceful, quite and an "upmarket" mini suburban lifestyle.

(iv) Other facilities – the TDG Report (at p 7) says that for Option 1 (when considering "connectivity") that:

"a new neighbourhood centre or primary school to service the north-eastern side of Matamata...it is likely that additional facilities will be necessary. It is recommended that Council consider the need for additional facilities including commercial zones and/or primary schools at the time of zoning the future area...".

<u>WHEREAS</u> it is submitted that such considerations will not be necessitated or required with respect to Option 2.

(v) <u>Integrating land use</u> – it is submitted that the proposal for Option 2 is well integrated as a residential extension contiguous with existing residential sites.

The plot of land immediately adjoining the Weatherley plot has undergone very significant house development, particularly in the last 12 to 18 months. All sections within that adjoining development at 35 Banks Road have been sold and either been built on or about to be built on. Significant residential construction activity has taken place. [I recently counted five (5) Lots in that (extensive) subdivision that have not yet been build on.]

To the west of that development is the Richardson land – wherein an Application for Resource Consent for Subdivision has been lodged with Council and the developer is proceeding "full steam ahead" – this plot is of similar size and scale to the plot at 35 Banks Road.

The so-called "Option 2" plots are not only immediately adjacent to the existing (almost fully subscribed land) but Council facilities literally abut up to the boundary of the Weatherley land – accordingly an extension of the water, stormwater, septics, telecoms, footpath and roading etc. – (upon any subsequent Application for Subdivision Consent) would be much more manageable and efficient from both a developers and Council point of view. There is ample town water supply

available from the water bore (near the beginning of Banks Road) which would mean little likelihood of alterations required in so far as the availability of water. The Developer (of our clients' land) would be fully cognizant to comply with the (no doubt) considerable conditions of any Resource Consent – so that the financial obligations of Council are effectively "transferred" to any such Developer.

Where is the financial risk to Council? It is recognised that, for Option 2, there are huge financial obligations that would be imposed upon the Developer. Shouldn't it be therefore up to the Developer to determine this to the major extent – particularly when the Council has (relatively) minimal risk – financially and otherwise. The quid pro quo is that Council will have a significantly extended rating base and return.

Roading network – p 36 Matamata Town Strategies (2010) suggests the proposed bypass (which of course substantially involves the McCarvill land) is not expected to advance within ..."the planning horizon".... Nevertheless that bypass is effectively zoned as such and land has been taken. Therefore, this proposed through corridor will substantially limit or eliminate the residences ability of access and therefore (as the TDG Report states) the potential 193 Lots on the 24.3 hectare McCarvill plot yielding traffic generation at an expected 11 vehicle trips per day per Lot or potentially 2,103 vehicles per day attempting to navigate their way out through streets like Magnolia Drive, Bridie Avenue and Ngaio Street through to Findlater Street (i.e. without access to that proposed road).

ON THE OTHER HAND my clients' land comprising a total of 8.3949 hectares (using the same formula) expect to generate (approximately) 80 odd Lots and therefore approximately 880 vehicle trips per day effectively using Banks Road as an egress and also (potentially) the extension of the road from Banks Road to SH 24 (Mangawhero Road) which is considered another route at some future date. Option 2 is far superior from this point of view.

19.0 INFRASTRUCTURE

<u>Water</u> – as submitted, water storage and capacity is available including the relatively newer bore only a short distance away and mains to the next door property

<u>Sewer</u> – the treatment plant capacity will at some time require additional capacity – a necessary outcome associated with growth of a community

Stormwater – now "usual" for stormwater to be detained on site

<u>Development suitability</u> – the Town Strategy Report identifies both (what has subsequently become known as Option 1 and Option 2) are considered the most suitable areas for future residential development (p 37). No mention was made whatsoever about Option 1 in the 2010 Council Report

<u>Constraints</u> – none of the various Reports referred to indicate any particular constraints with the Option 2 land apart from the soils quality which we have submitted on above.

The Strategy Report (2010) reveals the Option 2 land has the advantages of access to Rotorua. I would also submit that access to Hamilton as well is an advantage with the construction of the recent Expressway which is (I note) will be extended much earlier than originally planned towards Piarere. This route is or will be the preferred route from Matamata to Hamilton. The Report also lists close proximity to schools and parks and reserves for Option 2 land WHEREAS Option 1 has a real potential difficulty in access to schools with the TDG Report suggesting a new school (beyond Council's decision making capacity) is likely to be required for Option 1.

It is suggested that Option 2 has a disadvantage in that it is not in close proximity to the town centre. With respect, the distances involved from either Option is marginal. With respect to pedestrian and cycle movements there is a footpath all the way (from Weatherley's boundary) to the town centre.

<u>Preferred Options</u> – p 48 of the Town Strategies (2010) Report identifies (low density) residential development in the south-western and south-eastern periphery of the town. It is interesting to note that "Option 1" is <u>NOT</u> even referred to in that Report as a possible future option. What logic has changed Council's view on this significant change of Council views?

<u>Extra Cost</u> – as outlined above, Option 1 will involve the taking and destroying of a house or houses to obtain a link with Findlater Street. Quite apart from the significant cost of buying a house or houses for access – I have no doubt that residents in this area would be most distressed and would object to such access – this is a significant

problem. The cost of these land acquisitions are not included in the TDG Report – therefore the potential cost to Council is manifestly understated.

20.0 SALE OF LAND

A reputable Developer from Auckland wants to purchase both the Weatherley Bloodstock Limited land <u>and</u> the Johnson land. Extensive negotiations have taken place between the parties and more than one offer (from the Developer) has been put in an Agreement form. Our clients, as vendors, were happy with the price(s) offered to them.

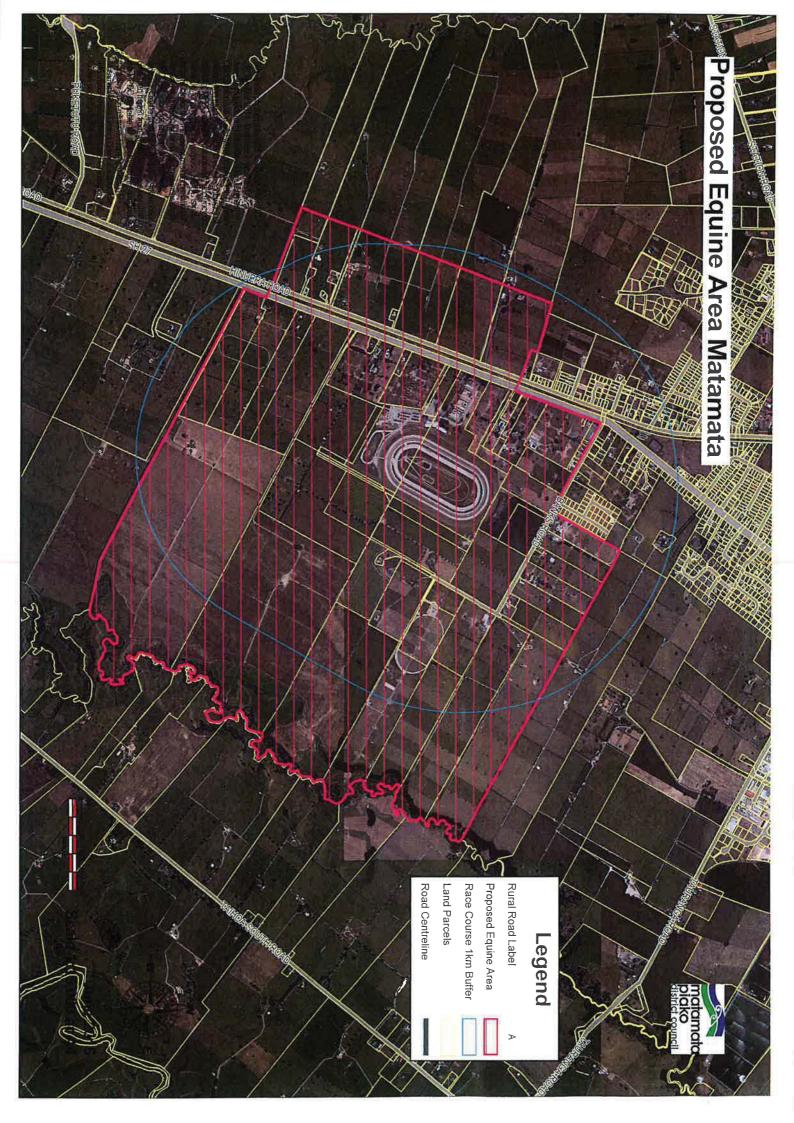
Although more "due diligence" matters are to be undertaken by the Purchaser – which relate to the subsequent subdivision of the properties for residential purposes – in the end our clients, (as vendors), decided not to proceed with these contracts due ONLY to the time that they considered would elapse for initially obtaining the approval by Council for what they thought would have to be a Private Application for Change of Land Use. Our clients fail to understand that when a private Developer is "waiting in the wings" and desperately keen to create a residential development – has roadblocks created by Council. To us, a private Developer who is prepared to undertake and utilise huge financial resources to proceed, is effectively being banned from proceeding. Surely, the Developer (who has considerable risk) should face a Council which is much more "facilitating". We do not believe that Council should effectively make decisions on where people will live and Council by proposing the Land Use Changes has one last chance to remedy/change their publicised proposals (in relation to Residential Land Use).

We urge Council to use this opportunity to get these matters corrected which we submit will have much better outcomes not only for the Submitters <u>BUT</u> for the benefit of future well planned growth for the <u>Township</u> of Matamata.

Thank you.

T.M. Magill (on behalf of Submitters)

2.9





Re: Proposed Retirement Village Development Longlands Farm Property, Matamata

We are writing on behalf of Freedom Villages regarding proposed future development on the Longlands Farm site at 80B Burwood Road, Matamata.

Freedom Villages develop and manage "lifestyle" villages that cater for persons in their retirement years. They have entered into an agreement to purchase the Longlands Farm site described as Lots 1, 2 and 4 DP 486913 adjoining your property. The land to be purchased is zoned Residential from Burwood Road east to the Longlands restaurant and function buildings on Lot 2 DP 486913. The entire area to be purchased by Freedom Villages is part of a "Banks Road Structure Plan" area contained within the Matamata Piako District Plan. The "Structure Plan" defines guidelines on how residential development is to be serviced and accessed. That includes requirements to provide public road connections to subdivision off Banks Road (including O'Sullivan Drive) and to Burwood Road to the west.

As Freedom Villages develop lifestyle villages with dwellings all located on one title public roads are not usually provided through the villages. Further the existing access leg to the Longlands site at 80B Burwood Road would not provide a desirable public road intersection. That is because a road heading east of that point would create an offset intersection with Rata Street on the opposite side of Burwood Road. Intersections are usually required to be provided either directly opposite, or with significant separation to an existing intersection.

Freedom Villages purpose for acquiring the land is, as noted above, to develop a "lifestyle" retirement village. The entrance off Burwood Road is considered to be suitable for the private access to the village.

The Matamata Piako District Plan requires that the residential development on the site provide public road connections from the Banks Road subdivision to Burwood Road. The reason for that is to provide for practical connections through the town into the future. As Freedom Villages development proposal does not include public roads they will effectively be required to restrict the village area to a part of the site so that future public road links are provided elsewhere. The attached drawing indicates the proposed village area at the northern half of the site in blue. The area to the south shaded in green could be sold as a future residential lot development area. An option to purchase the property at no. 61 Burwood Road has been entered into to provide for a potential future road connection to that future residential development area.

The development investigations for the land are based on long term planning. The "lifestyle" or retirement village is expected to develop over the 9.67 hectares, shaded blue, over a period of 5 - 10 years.

The residential development on the area shaded green to the south is not proposed to be developed by Freedom Villages. It is expected that that area would be sold as a future residential area. That land has sewer servicing and stormwater management matters that will require infrastructure off site to be developed or extended prior to development.

Based on prior residential development and sale timeframes (for example O'Sullivan Drive development) it is likely that future development would occur over a number of stages.

The Freedom Village Ltd management asked that we provide information to the surrounding owners and occupiers as to the initial planning for development of the Longlands property. It is recognised that the village and future residential development will change the existing neighbourhood as generally occurs with expansion of urban development. In particular they are aware that the future provision of the required public road links required under the Matamata Piako District Plan will need to be designed and managed to minimise effects.

We are contacting affected parties to obtain feedback on the methods proposed to meet the Matamata Piako District Plan residential structure plan requirements.

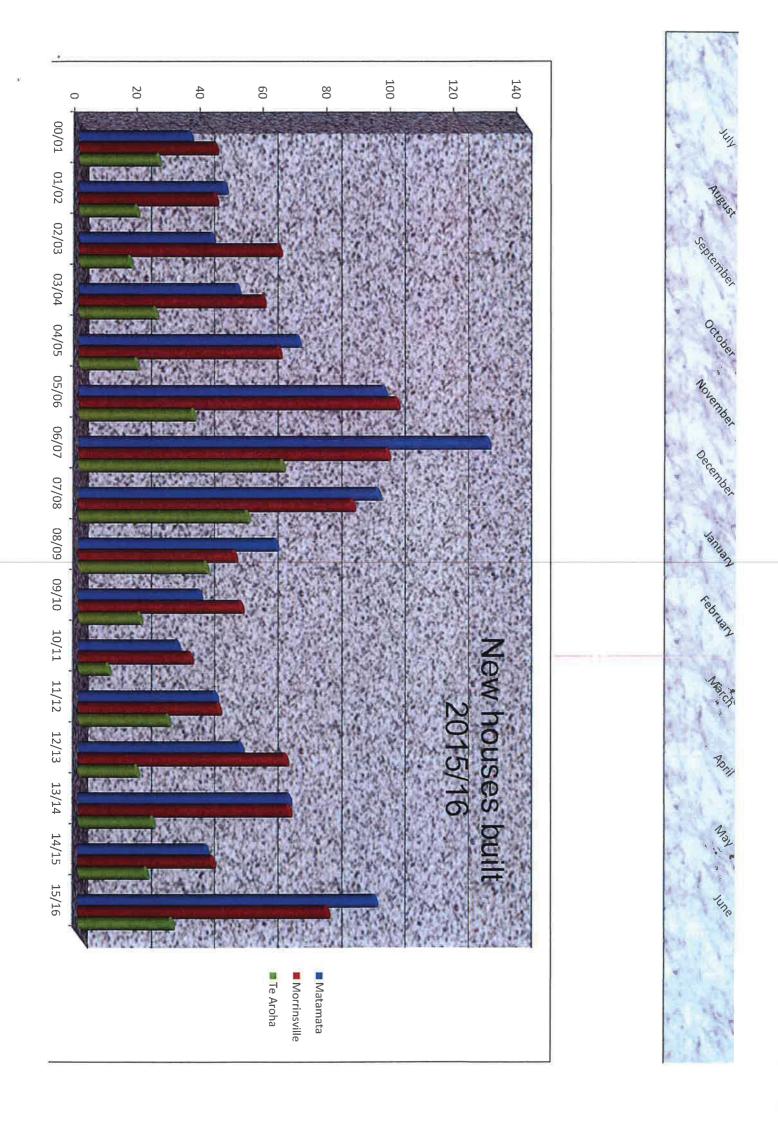
Attached is a consultation form that you have the option to make comments on. Alternatively you are welcome to contact Gavin Harris at our Matamata Office (Phone 07 888 8777).

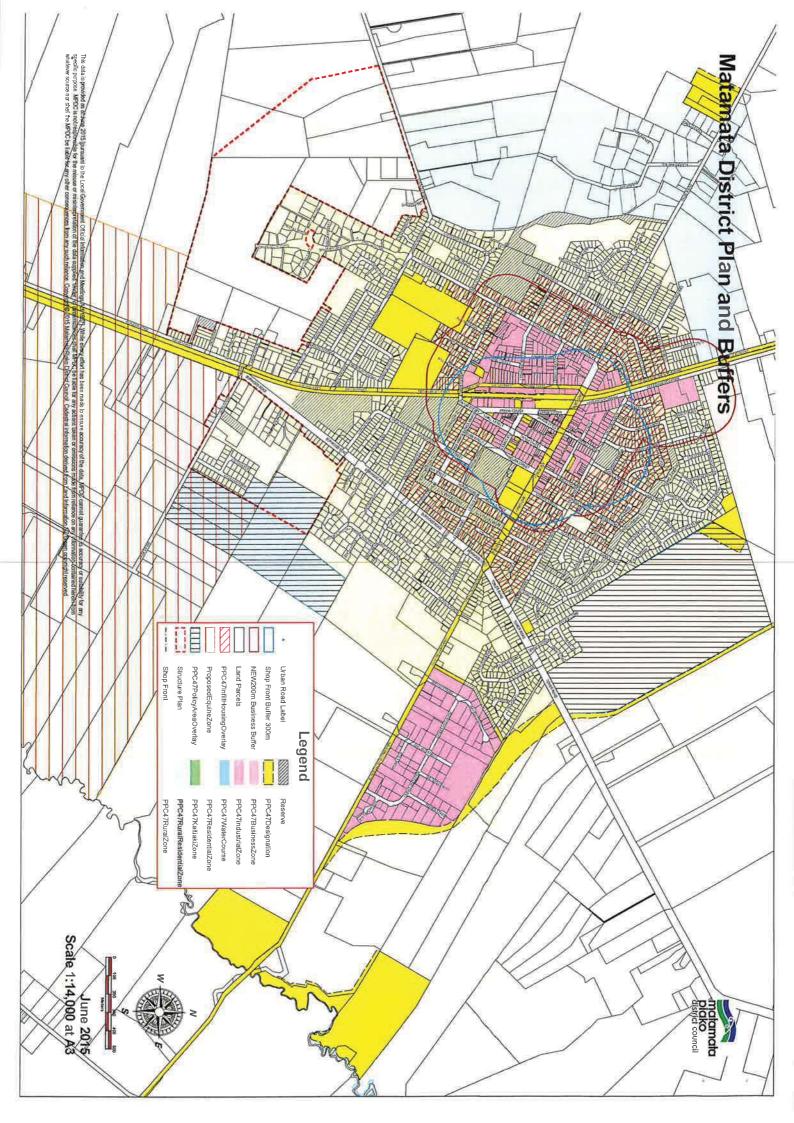
Yours faithfully

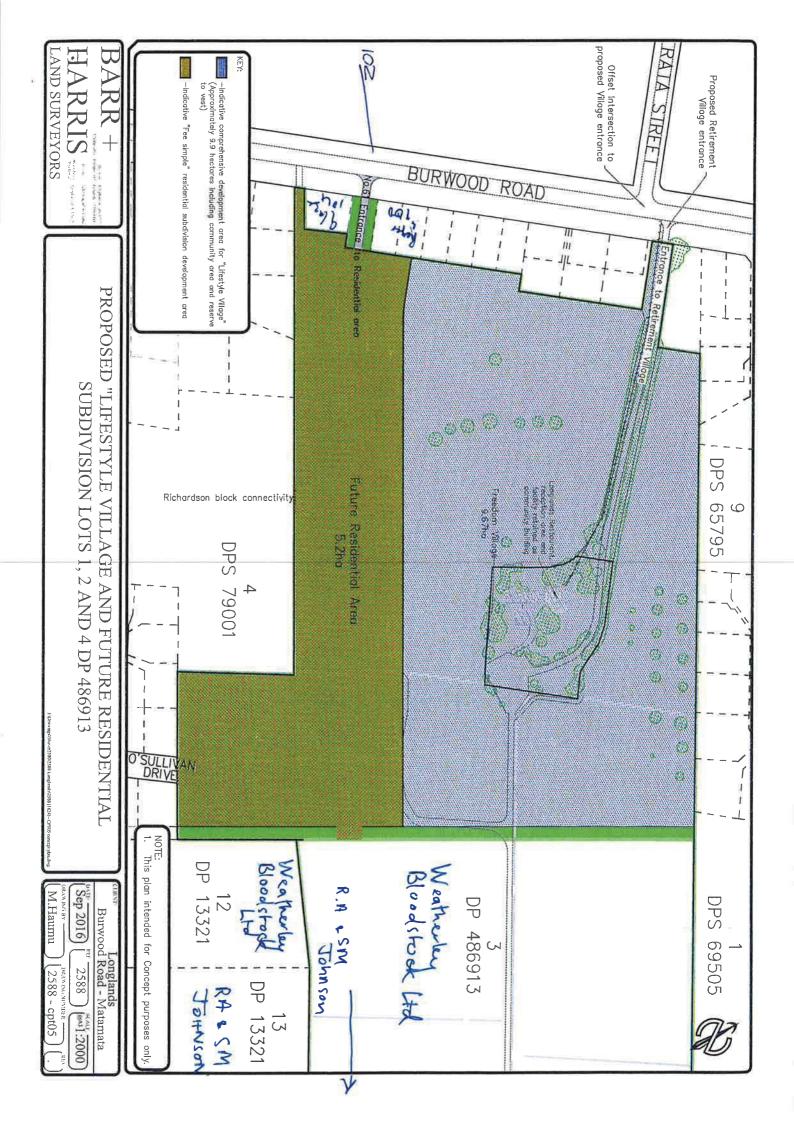
BARR + HARRIS SURVEYORS LTD

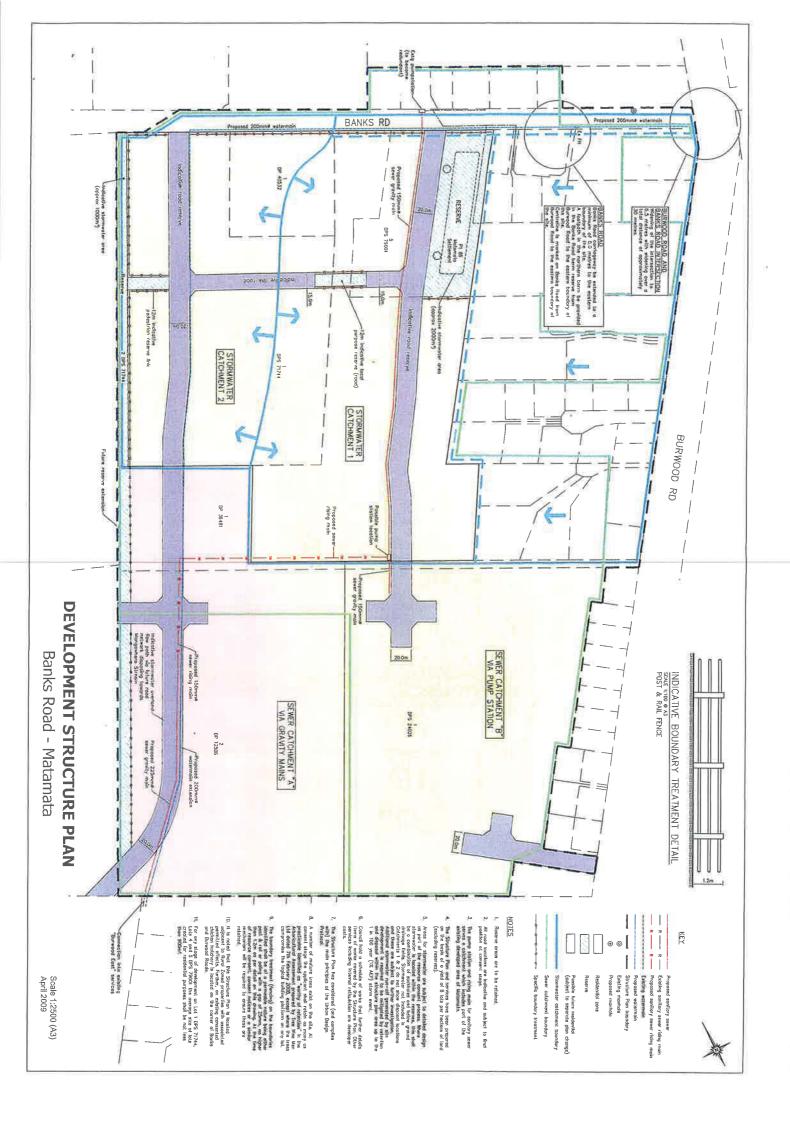
Registered Professional Surveyor

(Bachelor of Surveying, MCSNZ, MNZIS)









Kelly Moulder

From: PROGRESSIVE ENTERPRISES LIMITED <mike@zomac.co.nz>

Sent:Monday, 12 December 2016 09:24To:Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: PROGRESSIVE ENTERPRISES LIMITED

Contact Person: MIKE FOSTER (on behalf of Progressive Enterprises) Address for correspondence: P O BOX 103, WHANGAPARAOA, 0943

Phone: 09 428 2101 Fax: 09 428 2102

Email: mike@zomac.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are:

- (a) landscape provisions business and industrial zones; and
- (b) shop frontages areas in Matamata, Morrinsville and Te Aroha.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): (a) The new landscape provisions are sensible and supported.

(b) The existing shop front areas are considered to be excessive and not necessary particularly on township side streets.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: (a) adoption of the new principal road landscaping overlay onto the planning maps for Matamata, Morrinsville and Te Aroha;

- (b) amendment to Matamata MM3 planning map by removing the shop frontage lines from both sides of Arawa Street north of Rewa Street;
- (c) amendment of Morrinsville MV3 map by removing the shop frontage lines from Studholme Street north of Thames Street; and
- (d) amendment to Te Aroha TA5 map by removing the shop frontage line from Whitaker Street east of Boundary Street,

I wish to 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

Kelly Moulder

From: Nikita Laboyrie <niki_laboyrie@hotmail.com>

Sent: Tuesday, 13 December 2016 14:33 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Nikita Laboyrie

Contact Person: Nikita Laboyrie

Address for correspondence: 129 Taukoro Road, Morrinsville

Phone: 0278666566

Fax:

Email: niki_laboyrie@hotmail.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Taukoro Road - future residential development

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): The Plan Change should go ahead down Taukoro Road to provide residential housing to suppply more land for people to build houses on close to town. Taukoro Road is actually closer to town than the new residential development on Sunridge Park on Hangawera Road, Morrinsville. I would like to create 8 dwellings per hectare x 2 (16 residential houses on 2 hectares of land). This would provide Council with much more revenue from rates from the new residential development and thereby it supports Council.

I seek the following decision from Council: Accept the plan change

Please give precise details: 129 Taukoro Road, Morrinsville for x 2 (8 residential sections per hectare) (2 hectares to be subdivided) and 16 sections in total.

I wish to 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.:

Kelly Moulder

From: Shane Tunnicliffe <shanetunni@hotmail.com>

Sent: Tuesday, 13 December 2016 14:40 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

Categories: Red Category

You have a new submission on Plan Change 47

Name: Shane Tunnicliffe

Contact Person: ShaneTunnicliffe

Address for correspondence: 129 Taukoro Road, Morrinsville

Phone: 078893737

Fax:

Email: shanetunni@hotmail.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are:

129 Taukoro Road, 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): I support Taukoro Road being subdivided for rural land, or alternately into residential sections - 8 sections per hectare of land x 2 (2 hectares to be subdivided creating 16 sections). This would enable more land for people to build houses on and create more revenue for Council from rates etc.

I seek the following decision from Council: Accept the plan change

Please give precise details: 129 Taukoro Road, Morrinsville, to be either -

2 hectare lots with 16 sections total (8 per ha).

I wish to 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.:

Kelly Moulder

From: Nelson Schick <office@anzacstreet.co.nz>

Sent:Tuesday, 13 December 2016 16:14To:Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Nelson Schick Contact Person:

Address for correspondence: PO Box 971 Cambridge

Phone: 021 941 666

Fax:

Email: office@anzacstreet.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Eldonwood South Zoning Changes

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I see no need for changes to Rural residential 1 and rural residential 2.

it should all be rural residential 1

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: All proposed rural resdential zone 2 be changed to Rural residential zone 1 I wish to 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

Kelly Moulder

From: Wally O'Hearn <wally.ohearn@ihug.co.nz>
Sent: Wednesday, 14 December 2016 14:11

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Wally O'Hearn

Contact Person: Wally O'Hearn

Address for correspondence: P.O. Box 32, Matamata, 3440.

Phone: 078887574

Fax:

Email: wally.ohearn@ihug.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Banks Road equine rezoning

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Re: Banks Road rezoning. As our property (60 Banks Road) is adjacent to the Matamata racecourse we are directly involved in the proposed equine rezoning.

While I appreciate the call for equine rezoning and the importance and value of horse racing to Matamata, I believe there should also be provision in the new rezoning plans to allow for our property to be zoned future residential.

With the Evergreen subdivision (directly across the road) almost fully occupied, there will be the need for further land for housing and no doubt it will only be a matter of time before we are asked to subdivide our property to cater for the growth.

When I originally bought the 10-acre property in 1993 it had been zoned rural with the front portion being future residential. This was changed to fully rural when the original 20 acres was subdivided into two 10-acre lots by the previous owners (Jim and Ann Gibbs).

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: I request the proposed rezoning of our area (60 Banks Road) to have a clause allowing the possibility of it being rezoned future residential as well as equine.

I wish to 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

Kelly Moulder

From: Valerie O'Hearn <wally.ohearn@ihug.co.nz>
Sent: Wednesday, 14 December 2016 14:26

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Valerie O'Hearn

Contact Person: Wally O'Hearn

Address for correspondence: 46 Banks Road, Matamata

Phone: 0212753790

Fax:

Email: wally.ohearn@ihug.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Banks Road proposed equine rezoning

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): As my property (46 Banks Road) is near the Matamata racecourse I am involved in the outcome of the proposal for equine rezoning.

With increased housing in Banks Road and the Evergreen subdivision almost fully occupied, there will be the need for further land for housing, more so with the possibility of increased equine interests in the road. It will only be a matter of time before I am asked to subdivide my property to cater for the growth so therefore I believe there should also be provision in the new rezoning plans to allow for our property to be zoned future residential.

My property had been zoned rural with the front portion being zoned future residential. This was changed to fully rural when the original 20 acres was subdivided into two 10-acre lots in late 1993.

I believe there is now argument for it to be returned to its future residential status.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: Have a clause allowing the possibility of my property (46 Banks Road) being rezoned future residential as well as equine.

I wish to 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

Kelly Moulder

From: Sharron Wooler and Max Dalrymple <sharron.wooler@gmail.com>

Sent: Thursday, 15 December 2016 22:08 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Sharron Wooler and Max Dalrymple

Contact Person:

Address for correspondence: 178 Raukawa Road RD 1 Walton

Phone: 0210661574

Fax:

Email: sharron.wooler@gmail.com

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Map MM3, rules 4.13.1, 4.13.4, 4.13.5

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): We generally support the application of the proposed residential infill housing zoining to the land in Smith Street adjacent to Pohlen Park, including in particular that at 47 Smith Street, but wish the following amendments for the land that bounds Pohlen Park on Smith Street (especially 47 Smith Street): change 4.13.1 to controlled activity status (not RDA); change 4.13.4(i)(a) to 300m2 gross site area (or less); reduce or remove completely the requirement for recreational space (4.13.4(iii), make consequential changes to all development standards, including in particular to remove the requirement for driveways and on-site parking and manouevering that may apply. Insert controlled activity criteria for conditions in respect of residential amenity and height (2 floors above ground level). We are making this submission to reflect that the land bounded by Pohlen Park and fronting Smith Street has a unique character more suited to more intensive residential (including medium to high density) as it is proximate to schools and main thouroughfare; does not require onsite recreational space as it backs onto Pohlen Park which provides extensive space and outlook; and can appropriately accommodate greater density (in keeping with the adjacent 'Country Lodge' development) that will provide good amenity and better more efficient land use than the density proposed. Controlled activity status is appropriate for subdivision in the specified area. It is wasteful to require onsite parking and manouevering as the ideal developments will not be car reliant, and the land use is better suited to smaller residential lots. Smaller lots will encourage better quality design as if the proposed 'infill' sizing is used the pattern of development will just be 'stick a house on the back' instead of thinking creatively and making more comprehensive higher density developments. This is suitable especially given that you also proposed to have semi industrial zoning in the same street.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: The specific amendments sought are set out above in the submission. I wish to 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



Form 5 and Form 21 Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details	5 :			
Name: C C C C (Organisation / Individual)	Y G U M	illes		
Contact person: (If different from above)	Tolin + (Sail Mille		
Address for correspon	ndence: 59	Stilling	St.	
		TE AROUA		
Phone: (O) 88 H				
This is a submission	on on:		1	DECEIVE
Plan Change 47 – I	Plan Your Towr	n; and/or	🗹	0 00512-16
the Horrell Road N	otice of Requir	ement	. 🗆	
0	are: <u>Please</u> 2016 · T	neder to n	ny Suk Shonge	Mission Submission
My submission is (incluamended, and the reasons for		2.4		
			9	
Office use only: TRIM #		colin: 11567 Gail: 17314	Conta	iner: 13/7981



I seek the following decision from Council (pie	ease 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			
I wish to present at the council planning hear	ring:			
☐ Yes ☐ No				
PLEASE NOTE: IF YOU DO NOT TICK EIT IT WILL BE ASSUMED THAT YOU DO NO				
I would be prepared to present a joint case a similar submission:	it the hearing with others making a			
☐ Yes ☐ No				
I could gain an advantage in trade competition	on through this submission.			
☐ Yes ☐ No				
If you could gain an advantage in trade components the following:	petition through this submission please			
I am directly affected by an effect of the subj	ect matter of this submission that—			
adversely affects the environment; and does not relate to trade competition or the effects of trade competition				
☐ Yes ☐ No				
Signed: 4 1 Miller C. 4 My	llv Date: 15-12-16.			
Notes:				
 The submission and decision you wish Council to make should only relate to the contents of the proposed plan change and/or Notice of Requirement. 				
Submissions close at 5.00pm, Friday 16 Please send the completed form before to				
 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 				
<u>submissions@mpdc.govt.nz</u> or complete online at <u>www.mpdc.gov.nz/plan-your-town</u> 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.				

District Plan Submission Form

For plan changes, variations and notices of requirement



Please read the notes overleaf before completing this form and use a separate form for each topic. You may use additional paper if needed.

O CL III DEGETVED
Submitter's details:
Name: Mrs/Mrs/Ms/Miss CG & GU WILLOW
Contact Person (Including organisation if applicable): MATAMATA PIAKO DISTRICT COUNCIL
Address for Correspondence: 59, Stilling St. TE AROHA 3320.
Phone: Home (07) 884927 3 Business
Eax:
E-mail address:
This is a submission on Proposed Plan Change which proposes to integrate the Matamata-Piako District Council Development Manual including Urban Design with the District Plan.
My submission is, and the reasons for my support or opposition to the plan
change are (Attach additional pages if necessary): We wish to oppose the proposed change of
zoning to Residential on the Western side of Stirling ist as follows
y The intention of this change is to provide band to residential
development as predicted in the Plans Republican Rejections. However
the present owners of all properties consined house indicated they have no
intention to sail their land anytime in the near fature. This would leave
the area unavailable has development a not achieve the prepared
auticome of the same change.
2. A large portion of this land is classed as Flood Hazard Zone, and
centains large gullies a drains which must remain open. Those
mould sowerly restrict the area of kind available to develop. The
Council Gentechnical Reports indicate a possible public with stop
Stability, liquitaction or flooding or the necessity to have
35 Kenrick Street - PO Box 266 - Te Aroha 3342 - www.mpdc.govt.nz Morrinsville & Te Aroha 07 884 0060 - Matamata 07 881 9050 - Fax 07 884 8865
INDITITISVITE & 19 ATOTA OF 384 BOOK 2 MAINTAIN OF 385 2 TAX OF 384 BOOK 150 9001

(4)

Lurther assessments undertaken prier to development. Would it not be prudent to have the avea Cuther assessed for suitability for development before designating it Residential? The two photographs Taken from Stirling St read frontages looking what do not give a true indication of the topography of the land. This land remains extremely not a boggy during the winter a some areas have natural springs that create consistently not areas. There is a huge volume of submidder that drains anto these lower properties knew the housing development above a through culvets which have directed the flow into appropriate drains of gullies. For example -The structure bearing the somerage pipe at the base of the gully between property numbers 23 a 35 required stabilizing with a luge block of concrete a chains as it was in danger of collapsing sideways, This gully has a large amount of worter it's even in the summer. Whater does trickle slowly through to the drain on the worden side of the Rail Trail but it required more drainage which would help to allieviate those problems. The slow drainage creates boggy areas along the gully & some years ago I tost 3 women ratures (approx 120kg in a not also Everight they became tropped or abound. This gully or further gullies on the properties to the Northern side are a sately hazard for children should the development be accomplished. both ends will create a botherack of traffic trying to access Certanial

3. Roading - The development of Stirling St, presently a no exit road at both ends will create a botherack of traffic trying to access Centernial Avenue at busy times of the day, as there will be an invenue in traffic volume. Should Stirling St be extended to adjoin Shoulds prove or Spancer St, this would ease congestion or the solidy horzard created, with increased traffic.

Pedestian Nalk Cycle ways. - Those are unnecessary, those is adequated and to the Roil Trail at the Southern end of Stilling St.

g. It will create security hozards should the area be developed.

b. Sofety hozard for children who will have more access to gully areas of Portial development will put livestock on remaining properties at vital.

d. Rubbish, people walking dogs a not cleaning up their mass.

y. Ongoing mointenance det for ratepayers.

1. The cost of spanning bridges over the gully a seweinge pipe to reach access to the Roil Trail.

I/We seek the f	ollowing decision from 0	Council (Please provide precise details):
Decline	☐ Accept	☐ Accept with Amendments
present land near fature as a Future Council to reconsidering place for eastern box	towness do not wish a reguest the constant of the constant of the properties and any of the properties	ble the Council to consider the fact thois in the soll their properties or develop in the sea remain rural presidential or be re-zero icy Area. This reguld allow time dos the roading a duainage problems balont of this area like consider there is a sold to remain undeveloped along the laid Trail as the land is bother suided to the suided and the laid to better suided
of the	Lawning due	to the depographical rature
- C+ TNO. 10		
Transferrance (Chair	esent at the council plan	ning hearing:
I/We would be p		nt case at the hearing with others
□ Yes □	No	
Signed: & U 9	nelle, 1.5.1	4 illoate: 15.12.2016
Notes:		

- Please use a separate form for each topic.
- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
- Copies of all submissions on the proposed plan change will be given to the applicant after the close of submissions.
- · Please ensure that all submissions are signed and dated by the submitter.
- Submissions close at 16th March 2011. 16.12. 2016.
- Please send the completed form to: Matamata-Piako District Council, 35
 Kenrick Street, PO Box 266 Te Aroha, or drop it off at any of Council's
 area offices before the closing date.
- After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.

CD-F3 - Issue 2



Scanned

Form 5 and Form 21 Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

ubmitter's details:	
ame: WARICK COULD	
Organisation / Individual)	
ontact person: CMACK Could Could Gifferent from above)	
ddress for correspondence: 35 STIRLING STROTT	TE AROM
hone:Fax:	
-mail:	
his is a submission on:	DECEIVI IS- 12-16
ne Horrell Road Notice of Requirement	
he specific provisions of the plan change and/or Notice of Requirement that ubmission relates to are: Pease pelor to my Submission and 13 12 2016	ubmissio
y submission is (include whether you support or oppose the specific provisions or wish to have the nended, and the reasons for your views; attach additional pages if necessary).	
ffice use only: NAR # 79152 Container: 13	
ffice use only: RIM # NAR # 79152 Container: 13	0/7004



i seek the following decision from Council (ples	ase 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
I wish to present at the council planning heari	ing:
☐ Yes ☐ No	
PLEASE NOTE: IF YOU DO NOT TICK EITH	
I would be prepared to present a joint case at similar submission:	the hearing with others making a
☐ Yes ☐ No	
I could gain an advantage in trade competitio	n through this submission.
☐ Yes ☐ No	
If you could gain an advantage in trade comp complete the following:	etition through this submission please
I am directly affected by an effect of the subje	ect matter of this submission that—
(a) adversely affects the environment; and(b) does not relate to trade competition or	
☐ Yes ☐ No	
Signed: Call	Date: 15/12/206
 The submission and decision you wish Cocontents of the proposed plan change and Submissions close at 5.00pm, Friday 16th Please send the completed form before the District Council, 35 Kenrick Street, PO Bosubmissions@mpdc.govt.nz or completed town or you can drop it off at any Council 	d/or Notice of Requirement. h December 2016 ne closing date to: Matamata-Piako ox 266, Te Aroha or email to online at www.mpdc.gov.nz/plan-your-

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.

0

ISO 9001

District Plan Submission Form

For plan changes, variations and notices of requirement



Please read the notes overleaf before completing this form and use a separate form for each topic. You may use additional paper if needed.

P	ilako	
d	ICKO istrict council	
)/6	GR.	
1	BIVE	
1	5 Dr. 15/1	
-	UFC 20	

Submitter's de	etails: s / Ms / Miss) ARRICK	Cou	Long Par	AKO DISTRICT CO
Contact Persor	(Including organisation i	if applicable):_WA	RRICK	Coulin	C) COUNCIL
Address for Co	rrespondence:	35 STI		5 Mer 1 320	
Phone: Home_	07 280	5474	Business_		
Fax:				,	1 -
E-mail address	: coulings	bellevue	apota	ai/. Co	.ul

This is a submission on Proposed Plan Change which proposes to integrate the Matamata-Piako District Council Development Manual including Urban Design with the District Plan.

My submission is, and the reasons for my support or opposition to the plan
change are (Attach additional pages if necessary): I OPPOSE THE CHANGING
OF MY LAND TO RESIDENTIAL BECAUSE OF THE
Euroury REMSONS.
D FLOOD MAZARD ZONE AS SHOWN ON THE
COUNCILS DESIGNATED PLANS. DEVELOPMENT
works fine A NEGATIVE TOWART ON THE
NATURAL DRAWASE OF THE LAND AND THE
STORMWATER FLOW, IT WOULD NOT BE
A GOOD FORA TO BUILD ON THE MUNSIER
of NAMERY SPRINGS ON THE LAND.
DIME INCREASED PEDESTRIAN VOLUME WITH THE
CONSTRUCTION OF THE PROPOSED WALKWAYS
THROUGH THE PROPERTIES. THE NEGATIVE



PERENTS AND THOUR ONTO MY LAND CAUSING PERENTS AND THROUGH ONTO MY LAND CAUSING POLLUTION AND HARMING THE ENVIRONMENT. THOSE IS ALLERDY ENOUGH ACCESS TO THE HAWRAKI RAIL TRATL FROM STREET, SPECIAL OF THE PROPOSED WARMANDS THIS WOULD CROSSE OF THE PROPOSED THAT THE THE THOSE OF THE PROPOSED ON THE THOSE OF THE PROPOSED WARMANDS THIS WOULD CROSSE CASY ACCESS FOR THE THOMAS FOR THE THOSE OF THE PROPOSED.

- 3 ENCREMSED COSTS TO US LANDOWNERS TO MAKE OUR
 PROPERTY BOUNDARIES SECURE AND MEARIN AND
 SAFETY THOUSES REGIONAL CHINDREN FROM THE NEW
 HOUSES COMING ONTO MY LAND.
- BOTH ENDS of STREET ARE NO EXIT ROADS

 SO THERE AS A LACK OF ACCESS FOR THICKNESSED

 TRAFFIC AND PEDESTRIAN VOLUME FOR THE PROPOSED

 NEW CONSTRUCTION OF HOUSES ON THE FLOOD PLAINS

 ON STIPLING STREET. BECMISE OF THICKNESSED TRAFFIC

 VOLUME MORE WILL BE THICKNESSED NOISE POLLUTION

 FOR US RESIDENTS MAKINGY LIVING MORE.
- B) THE LAND TS UNDERLOPED FOR A PEASON AND

 THE CLASSED AS RURAL PESIDENTIAL BECAUSE TO

 DEVELOP THIS LAND WOULD HAVE A MEGATIVE TIMPACT

 ON THE ENVIRONMENT AND THE NAMEAL DRAINAGE

 OF THE LAND AS WITNESSED BY US LANDOWNERS

 TO THE MIDDLE OF WINTER WHEN THE LAND

 BECOMES A WATERSOAKED BOG.

	✓ Decline	□ Accept	☐ Accept with Amendments
BECAUSE OF	THE REASONS M	ENTINED TUK L	AND IS UNSUITABLE FOR
FUTURE &	DEVADPAENT.	THIS WILL TO	UCREASE THE PROBLEMS
			PROPERTIES AND DIE
			ORE NEW MOUSES BEING
BULT. TH	E_ INCREASEX) AMOUNT OF	PEOPLE WILL COLANT MODE
POLLUTION	INChupIng	NOISE POLLU	ATION FOR US RESIDENTS,
mor mor	E RUBBISH	and DOG GAKE	CES PARTICULARLY ON THE
proposed (WALKWAYS. P	the of MIS	WILL MANE A NEGATIVE
IMPACT	ON OUR STA	TE OF MEALT	H AND WALBEING.
I DO	NOT PLAN	TO SEL MI	E PROPERTY. I BOUGHT
THE PRO	perty and	LAND SOI C	COULD HAVE SOME
LINESTOCK	AND SPACE	AWAY GROM	RESIDENTIAL MOUSING.
I no 1	IST WANT ?	TO BE SURREUN	DEN BY RESIDENTIAL
MOUSING P	nort peop	LE WHO WILL	CAUSE SECURITY DISUES FOR W
		at the council planning h	
	☑ Yes ☐ No		
	I/We would be prepar making a similar subn	ed to present a joint cas nission:	se at the hearing with others
	☑ Yes ☐ No		
	Signed:	Ly can C	Date:/3/12/2016
	Notes:	7	
		rate form for each topic	
	 The submission ar 	nd decision you wish Co	ouncil to make should only relate

I/We seek the following decision from Council (Please provide precise details):

- to the contents of the proposed plan change.
- · Copies of all submissions on the proposed plan change will be given to the applicant after the close of submissions.
- · Please ensure that all submissions are signed and dated by the submitter.
- Submissions close at 16th March 2011.
- Please send the completed form to: Matamata-Piako District Council, 35 Kenrick Street, PO Box 266 Te Aroha, or drop it off at any of Council's area offices before the closing date.
- After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.

CD-F3 - Issue 2



Form 5 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details:
Name: Corganisation / Individual)
Contact person: Lathleen Taylor. (If different from above)
Address for correspondence: 33 Stirling St.
TE ARMA) 3320.
Phone 07 \$849283 Fax: mobile 0274390162.
E-mail: Kj. Laylor (6) xdra. (0. n2
This is a submission on:
Plan Change 47 – Plan Your Town; and/or
the Horrell Road Notice of Requirement
The specific provisions of the plan change and/or Notice of Requirement that my
submission relates to are: Please refer to my Submission
dated 15.12.2016 & this Plan Ordinge 47.
Submission down is to accompany my earlier
Submisserien
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):
Office use only: TRIM # NAR # (1540 Container: 13/7981



I seek the following decision from Council (ple	ase 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		
I wish to present at the council planning hear	ing:		
☐ Yes ☐ No			
PLEASE NOTE: IF YOU DO NOT TICK EITH IT WILL BE ASSUMED THAT YOU DO NOT			
I would be prepared to present a joint case at similar submission:	t the hearing with others making a		
☐ Yes ☐ No			
I could gain an advantage in trade competition	n through this submission.		
☐ Yes ☐ No			
If you could gain an advantage in trade comp complete the following:	etition through this submission please		
I am directly affected by an effect of the subject	ect matter of this submission that—		
(a) adversely affects the environment; an(b) does not relate to trade competition of			
☐ Yes ☐ No			
$-\infty$			
Signed: Signed:	Date: 15-12-2016		
Notes: /			
The submission and decision you wish Contents of the proposed plan change and			
 contents of the proposed plan change and/or Notice of Requirement. Submissions close at 5.00pm, Friday 16th December 2016 			
 Please send the completed form before the District Council, 35 Kenrick Street, PO Box 	50g(B) 전 전경 [20] (20] (20] (20] (20] (20] (20] (20] (
submissions@mpdc.govt.nz or complete	online at www.mpdc.gov.nz/plan-your-		
town or you can drop it off at any Council			
 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.

District Plan Submission Form

For plan changes, variations and notices of requirement



SAI GLOBAL

Please read the notes overleaf before completing this form and use a separate form for each topic. You may use additional paper if needed.

if needed.
Submitter's details:
Name: Mr/Mrs/Ms/Miss Dathleen Taylor
Contact Person (Including organisation if applicable): MATAMATA PIAKO DISTRICT COUNC'L
Address for Correspondence: 23 Stilling St. TE AROHA 3320.
Phone: Home (07) 8849283 Business (07) 8849505
Eax: Mobile 0274390142
E-mail address: Kij taylor @xtra. co. nz.
This is a submission on Proposed Plan Change which proposes to integrate the Matamata-Piako Listrict Council Development Manual including Urban Design with the District Plan.
My submission is, and the reasons for my support or opposition to the plan
change are (Attach additional pages if necessary): I wish to oppose the poposed change of
zoning to Residential on the Western side of Stirling St as follows:
The intertion of this change is to provide band for residential
development as predicted in the Plans Republian Rejections. However
the present owners of all properties concerned have indicated they have no intention to sell their land anytime in the near fature. This would be use
the area unswitable for development a not achieve the prepared
outcome of the same change.
2. A large nortion of this land is classed as Flood Hazard Zene, and
centing large gullies a during which must remain oper. These
would severely restrict the area of kind available to develop. The
Council Georgehaical Reports indicate a possible publish with slope
Stability, liquifaction or flooding or the necessity to have
35 Kenrick Street - PO Box 266 - Te Aroha 3342 - www.mpdc.govt.nz Morrinsville & Te Aroha 07 884 0060 - Matamata 07 881 9050 - Fax 07 884 8865
ISO 9001



further assessments undertaken prior to development. Would it not be prudent to have the area further assessed for suitability for development before designating it Residential? The two photographs taken from Stirling St read frontages looking what do not give a true indication of the topography of the land.

This land remains extremely used a boggy during the winter a some areas have natural springs that create consistently met areas. There is a huge volume of stammater that drains onto these lower properties from the housing development above a through culvers which have directed the flow into appropriate drains or gullies. For example— The structure bearing the somerage pipe at the base of the gully between property numbers 23 a 25 required stabilizing with a Ruge block of correcte a chains as it was in danger of collapsing sideways, this gully has a large amount of water in the summer. Water does trickle slowly through to the drain on the western side of the Rail Trail but it requires more drainage which would help to allieviate those problems. The slow drainage creates boggy areas along the gully a some years ago I lost 3 wearer along (approx 120kg) in a not area buright they became trapped a drowned. This gully a further gullies on the properties to the Northern side are a screenly hazard for children should the development be accomplished.

3. Roading - The development of Stirling St, presently a no exit road at both ends will create a bothleneck of traffic trying to access Contennial Arence at busy times of the day, as there will be an increase in traffic volume. Should Stirling St be extended to adjoin Shockes peake or Spancer St, this would case congestion or the safety horzard created, with increased traffic.

4. Pedastian Nalk Cycle ways. - Those are unnecessary, there is adequate antry to the Roil trail at the Southern end of Stilling St.

g. It will create security hozards should the area be developed.

b. Sorfety hozard for children who will have more access to gully areas.

g. Portial development will put livestock on remaining properties at visit.

d. Rubbish, people walking dogs a not cleaning up their mass.

g. Orgaing maintenance dot for ratepayers.

f. The cost of spanning bridges over the guily a semerage pipe to reach access to the Roil Trail.

3

I/We seek the following decision from Council (Please provide precise details):			
☑ Decline	□ Accept	☐ Accept with Amendments	
In conclusion	I would li	be the Courcil to consider the fact that	
present burdown	us do not wi	sh to sell their properties or develop in the	
near fature, a	request the	area remain rival residential or be re-zero	
as a Future		licy Area. This would allow time do the	
Courcil to C	acilidate ~ res	due roading a duainage publisms babe	
reconsidering "		At of this area. I consider there is a	
place les lifes	style properti	es to remain underelated along the	
eastern bound	any of the s	Dail Trail as the land is better suited	
to small da	voning due	to the topographical rature	
of the land	. 0		
-			
I/We wish to presen	t at the council plai	nning hearing:	
☐ Yes ☐ No			
I/We would be preparation a similar sub		pint case at the hearing with others	
☐ Yes ☐ No	ė		
Signed:	Daylor.	Date: 15-12-2016_	
Notes: • Please use a ser	parate form for eac	ch topic.	

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
- Copies of all submissions on the proposed plan change will be given to the applicant after the close of submissions.
- Please ensure that all submissions are signed and dated by the submitter.
- Submissions close at 16th March 2011. 16.12. 2016.
- Please send the completed form to: Matamata-Piako District Council, 35
 Kenrick Street, PO Box 266 Te Aroha, or drop it off at any of Council's
 area offices before the closing date.
- 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 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



1 6 DEC 2016

Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details:		
	H MORRIS	MATAMATA PIAKO DISTRICT COUNCIL
Name: + 1 + 10 (Organisation / Individual)	TORKIS	
Contact person:(If different from above)		
Address for correspond	dence: 47 St	irling St
Phone: 0788479	85 Faxin	ab 0274739955
A 1	is@xta.co.n.	
This is a submission	n on:	
Plan Change 47 – P	lan Your Town; and/or	DECEIV
the Horrell Road No	tice of Requirement	
(CE) VCE		Notice of Requirement that my
My submission is (include	e whether you support or oppose the	specific provisions or wish to have them
amended, and the reasons for y	rour views; attach additional pages if	necessary):
	Patrick 161	
Office use only: TRIM#	NAR#	Container: 13/7981



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 Leave areas of Land Russ Russ Residential	☐ If the plan change is not declined, make the following amendments			
I wish to present at the council planning hear	ing:			
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 competitio ☐ Yes ☐ No	n through this submission.			
If you could gain an advantage in trade comp complete the following:	etition through this submission please			
I am directly affected by an effect of the subje	ect 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 Dolle man	Date:			
 Notes: The submission and decision you wish Cocontents of the proposed plan change and Submissions close at 5.00pm, Friday 16th Please send the completed form before the District Council, 35 Kenrick Street, PO Bosubmissions@mpdc.govt.nz or complete town or you can drop it off at any Council I accept that by taking part in this public services. 	ouncil to make should only relate to the d/or Notice of Requirement. The December 2016 The closing date to: Matamata-Piako ox 266, Te Aroha or email to online at www.mpdc.gov.nz/plan-your-office .			

(including personal details, names and addresses) will be made public. After the

closing date, all submissions received will be available for public viewing.

We wish to make a submission on the Proposed District Plan change 47 of Stirling Street Te Aroha

The points that we would like to bring up on the proposal to make this land residential are the following

We would like to question why this is being looked at as all of us on the affected properties brought the land as a lifestyle choice, and have no wish to develop this land to very small housing units

I would like to know if anyone from the council has actually walked over our properties and actually seen the type of land that your are planning on changing or have you just looked at a map. We would welcome the opportunity to show you what the lay of the land is like up close ,not just from the road frontage.

At least a minimum 10 meters wide area of land from the top of our property to the back is unusable due to the towns storm water from Hikutaia Street and Centennial Ave being channelled through our property.

When we have a lot of rain we cannot even use this land to graze stock as it ponds and is dangerous to walk in and springs appear from the side of the banks due to the high water table.

If the plan changed to residential we would be charged more rates for unusable land.

On the plan that you have published it has a walk way going from the end of Hikutaia Street straight across and down the border of 2 of our properties. Has no one actually looked at the properties to see that this actually goes within 2 metres of our house which has been here for 24 years.

I think most people would not appreciate people being allowed to wonder around their property and close to their homes, this would also be a security problem for our property.

This walk way also crosses our farm, and as it is a working farm would break health and safety rules as we have equipment in sheds that we should be able to have available for our use and not worry about others accessing. There is also the security issue with these as well as farm vehicles.

As we do not plan to sell our land which we brought to farm we see no advantage to this zoning happening. When we brought the land we were told that this land could not be developed due to the water problem.

As more housing has appeared above us the storm water problem has increased and some work has had to be done to protect the land our house is on.

As the water problem is so severe no developer is ever going to take several of the properties on as a development due to the cost.

With all these factors taken into account We submit that the zoning should stay as Rural Residential and not be changed to Residential.

Collut 12t Marris



Form 5 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement

Scanned



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details:	
Name: Rex and (Organisation / Individual)	Christine Hart
Contact person:	tine Hart
Address for correspondence	: 32 Hikutaia St Tearoha.
Phone: 07 88498	Fax: 07 8849083
E-mail: nc. hart2	hartaxtra.co.nz
This is a submission on	:
Plan Change 47 – Plan	Your Town; and/or
the Horrell Road Notice	of Requirement
The specific provisions of th	e plan change and/or Notice of Requirement that my
dated 15.12.20	Please rate to my submission old. This Plan Change 47 Submission ecompany my earlier submission
	ner you support or oppose the specific provisions or wish to have them ws; attach additional pages if necessary):
	Rex 16512
Office use only: TRIM #	NAR #



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		
I wish to present at the council planning hea	ring:		
☐ Yes ☐ No			
PLEASE NOTE: IF YOU DO NOT TICK EIT IT WILL BE ASSUMED THAT YOU DO NO			
I would be prepared to present a joint case a similar submission:	at the hearing with others making a		
☑ Yes □ No			
l could gain an advantage in trade competition ☐ Yes ☐ No	on through this submission.		
If you could gain an advantage in trade composite the following:	petition through this submission please		
I am directly affected by an effect of the subj	ect 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			
	. 20		
Signed: C. Hart R.Hart	Date: 15 12 1b.		
 Notes: The submission and decision you wish Contents of the proposed plan change are Submissions close at 5.00pm, Friday 16 Please send the completed form before to District Council, 35 Kenrick Street, PO B submissions@mpdc.govt.nz or completed town or you can drop it off at any Council. I accept that by taking part in this public submissions date, all submissions received with the submission received	nd/or Notice of Requirement. th December 2016 the closing date to: Matamata-Piako ox 266, Te Aroha or email to online at www.mpdc.gov.nz/plan-your- I office. submission process that my submission ddresses) will be made public. After the		

District Plan Submission Form

Submitter's details:

For plan changes, variations and notices of requirement



Please read the notes overleaf before completing this form and use a separate form for each topic. You may use additional paper if needed.

Name (Mr) (Mrs) Ms / Miss Rex + Christine Hart
Contact Person (Including organisation if applicable): Christine Hart.
49 Stirling Street
Address for Correspondence:
32 Hikutaia Street, Te aroha 3320.
Phone: Home 07 884 9841 Business
Fax: 07 884 9083
E-mail address: rc. hart 2 hart 2 xtra.co.nz.
This is a submission on Proposed Plan Change which proposes to integrate the Matamata-Piako District Council Development Manual including Urban Design with the District Plan.
My submission is, and the reasons for my support or opposition to the plan
change are (Attach additional pages if necessary): We oppose the changing
of our block of land to residential for the
following reasons.
1. Neither we nor any of the othersowners
have any intention of selling our land now or
in the forseeable future. Therefore the land
would be unavailable, and the Guncil would
not achieve their objective to provide more
land for housing in this area.
2. Large areas of this land are natural drains
and large gullies which cannot be filled in or
built on. These would severely restrict the area
of land able to be developed into sections.
Secure fences would have to be built to

prevent children from accessing and playing in the water and mud. There are only a few young children in the area at present, but it could become a safety hazard if young families moved into the area.

- 3. On your Structure Plan, you propose to build "at least three walkways" to access the Rail Trail. We think this unnecessary because:-
- There is already easy access to the Rail Trail from the southern end of Stirling Street
- b. The main sewerage pipe runs between our properties and the Rail Trail. As the pipe is mainly above ground, and very high above the gullies, there are only a few places where you could access the trail without the pipe being in the way. It could also become an attraction for children/teenagers to try walking along it. (Much more exciting than the Rail Trail). There is also the problem of all the honeysuckle, convolvulus, blackberry and privet etc. that is growing along the side of the Trail. It would be an ongoing problem keeping that end of the walkways clear. Perhaps someone needs to go for a walk from Stirling Street along the trail to the first farm crossing to see what it would entail
- c. Should the area be developed, these walkways could also compromise the security of the homes beside them.
- d. Who will be responsible for maintaining them? Eg. Removing rubbish, mowing, the fences themselves? Will people walking their dogs clean up after them and not take them onto the trail. Dogs are not meant to be on the Rail Trail but are walked along there regularly.
- 4. Traffic. As Stirling Street has no exits at either end, the increase in traffic could create a traffic problem at the top of Hikutaia Street, especially at busy times eg work and school time. There is already a lot of traffic using Hikutaia Street and more houses would mean more traffic. Perhaps the paper road at the Southern end of Stirling Street could become a reality.
- 5. Drainage could also be a problem. All of these sections of land are very dry in summer, but very wet in winter. They do not drain well once saturated, even those with drains and gullies. The water just lies on the surface. Our land is quite high above the rail trail, unlike most of the other land involved, and it is the only block that does not have any natural drains or gullies, but it is still very wet in winter. If houses were built on our land, a good drainage system would have to be put in place to cope with the extra stormwater they would create.

	wing decision from	Council (Please provide precise details):
☑ Decline	□ Accept	☐ Accept with Amendments
consideration owners de either nou We reque Rural Reside Future Father Foods the roads before recol the are	tion to the o not wan i or in the st that the ential or in the ential or in lesidential allow the ing and disconsidering a.	fact that the present to sell their land; forseeable future, he area remain as be zoned as a l area. Council time to upgrade rainage problems g further development
lifestyle bli area deve	great deal ock and wor loped out th	of pleasure out of our uld not like to see the istime.
#We wish to presen	nt at the council plan	ning hearing:
☐ Yes ☑ No		
#/We would be prep making a similar su ☐ Yes ☐ No	bmission:	int case at the hearing with others
Signed: CHO	vet. Rth	of Date: 15 12 16.
 The submission to the contents of Copies of all subapplicant after the 	of the proposed plan omissions on the pro ne close of submissi	vish Council to make should only relate change. Opposed plan change will be given to the

- Submissions close at 16th March 2011. 7 DEC 2016
- Please send the completed form to: Matamata-Piako District Council, 35
 Kenrick Street, PO Box 266 Te Aroha, or drop it off at any of Council's
 area offices before the closing date.
- After the closing date, submissions will be copied and a complete set and summaries of all submissions received will be available for public viewing.

Kelly Moulder

Sent: Friday, 16 December 2016 09:00 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: NA & PD Barton Contact Person: Norm

Address for correspondence: 13 Waharoa Road East, Matamata

Phone: 07 888 8723 - 027 274 7598

Fax:

Email: bartons@slingshot.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Proposed Change Business/Residential Interface as applies to number 13,15 and 17 Waharoa Road East as shown map MM3 next to Miter 10 and a failer to apply residential fill and appears that gardner grove is going to developed into a residential interface as well.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I oppose the application of the proposed zoning to the land from the miter 10 to the warehouse all along Waharoa Road East, including in particular but not only numbers 13,15 and 17 and seek the application of the residential infill instead on the basis that.

See below

I seek the following decision from Council: Decline the plan change

Please give precise details: 1) The area has well established residential amenity.

- 2) Provides and attractive entrance into town.
- 3) Is well suited to more intensive development as has good transport links, walkability and proximity to service centres such as shops.
- 4) Strip business development is not necessary along this side of the road.
- 5) The proposed Zoning diminishes the value of our land and investments.
- 6) The park Gardners Grove is an important local amenity ande feature and should remain for public use I wish to 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

Kelly Moulder

From: Vanessa Kowalski

Sent: Friday, 16 December 2016 12:38 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Vanessa Kowalski

Contact Person:

Address for correspondence: 44 Stirling Street Te Aroha

Phone: 0272705419

Fax:

Email: vkowalski@mpdc.govt.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: My submission is in relation to the rezoning of Stirling street

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I am opposed to Stirling street being rezoned to residential. The plan to put subdivisions in the farm land across the road from me would ruin my view increase traffic flow and put pressure on existing service's such as water and waste we are still on old water mains that keep bursting. We recently had a power outage which meant our street was powered by generators for 24 hours this was due to the old power mains failing. I'm still on over head power and telephone. The old needs to be replaced before the new can be introduced. I believe that we should not be building closer to the river we should be preserving this area for the wildlife that already lives there. The farm land collects the run off and the gully's work as a flood plain our sections are very wet in winter extensive drainage would be required before the land could be built on. The peaceful nature of our street would be ruined with the years of building and increased traffic. Hikutaia Street will be the only way in and out of the area it is narrow with no on street parking. The increased traffic would require the street to be widened which means removing the lovely trees that line the street thus affecting the look of the Street. The rail trail is growing in popularity and coming into town you are greeted by the view small town New Zealand if a sub division goes in we would loss this instead be greeted by modern homes that all look the same as a city not the old character our town is known for. I understand our town has to grow but there are plenty of other places were this could happen. I live on Stirling Street because of it's peaceful nature and it's view of the country side I would hate to see this destroyed. The people that farm the land plan to pass this onto the next generation this is the legacy they plan to leave their children and grand children not sell out so a bunch of townies can exploit the land they have worked generation to develop and maintain.

I seek the following decision from Council: Decline the plan change

Please give precise details: I don't want to see the rezoning go ahead keep it the way it is.

I wish to 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

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:

1

Kelly Moulder

From: Gayleen Ross & Grant Broomhall <ggsmbroomhall@xtra.co.nz>

Sent: Friday, 16 December 2016 13:44 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Gayleen Ross & Grant Broomhall

Contact Person: Gayleen

Address for correspondence: 2 Gordon Terrace, Matamata

Phone: 07 888 7777

Fax:

Email: ggsmbroomhall@xtra.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Proposed Change Business/Residential Interface as applies to number 2 Gordon Terrace, Matamata as shown on map MM3 (Corner of Gordon Terrace and Rawhiti Avenue) and a failer to apply residential fill and appears that gardner grove is going to developed into a residential interface as well.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I oppose the application of the proposed zoning to the land from the miter 10 to the warehouse all along Waharoa Road East, and seek the application of the residential infill instead on the basis that.

See below

I seek the following decision from Council: Decline the plan change

Please give precise details: 1) The area has well established residential amenity.

- 2) Provides and attractive entrance into town.
- 3) Is well suited to more intensive development as has good transport links, walkability and proximity to service centres such as shops.
- 4) Strip business development is not necessary along this side of the road.
- 5) The proposed Zoning diminishes the value of our land and investments.
- 6) The park Gardners Grove is an important local amenity ande feature and should remain for public use

I wish to 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

Kelly Moulder

From: Sheree Broomhall <ggsmbroomhall@xtra.co.nz>

Sent: Friday, 16 December 2016 13:48 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Sheree Broomhall

Contact Person: Grant Broomhall

Address for correspondence: C/- 2 Gordon Terrace, Matamata

Phone: 07 888 7777

Fax:

Email: ggsmbroomhall@xtra.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Proposed Change Business/Residential Interface as applies to 4 Gordon Terrace, Matamata as shown map MM3 from Miter 10 and a failer to apply residential fill and appears that gardner grove is going to developed into a residential interface as well.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I oppose the application of the proposed zoning to the land from the miter 10 to the warehouse all along Waharoa Road East, including in particular but not only number 4 Gordon Terrace and seek the application of the residential infill instead on the basis that.

See below

I seek the following decision from Council: Decline the plan change

Please give precise details: 1) The area has well established residential amenity.

- 2) Provides and attractive entrance into town.
- 3) Is well suited to more intensive development as has good transport links, walkability and proximity to service centres such as shops.
- 4) Strip business development is not necessary along this side of the road.
- 5) The proposed Zoning diminishes the value of our land and investments.
- 6) The park Gardners Grove is an important local amenity ande feature and should remain for public use

I wish to 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

Kelly Moulder

From: Gordon and Joanne Barton <gordonjobarton@yahoo.co.nz>

Sent: Friday, 16 December 2016 13:57 **To:** Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Gordon and Joanne Barton

Contact Person: Gordon

Address for correspondence: 1 Gordon Terrace

Phone: 07 888 7383 - 027 366 3994

Fax:

Email: gordonjobarton@yahoo.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Proposed Change Business/Residential Interface as applies to number 1 Gordon Terrace as shown map MM3 a failer to apply residential fill and appears that gardner grove is going to developed into a residential interface as well.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I oppose the application of the proposed zoning to the land from the miter 10 to the warehouse all along Waharoa Road East, and seek the application of the residential infill instead on the basis that.

See below

I seek the following decision from Council: Decline the plan change

Please give precise details: 1) The area has well established residential amenity.

- 2) Provides and attractive entrance into town.
- 3) Is well suited to more intensive development as has good transport links, walkability and proximity to service centres such as shops.
- 4) Strip business development is not necessary along this side of the road.
- 5) The proposed Zoning diminishes the value of our land and investments.
- 6) The park Gardners Grove is an important local amenity ande feature and should remain for public use

I wish to 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

Kelly Moulder

From: Roger Lorigan <roger@epro.co.nz>
Sent: Friday, 16 December 2016 14:32
To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Roger Lorigan Contact Person: As above

Address for correspondence: roger@epro.co.nz

Phone: 0274733856

Fax:

Email: roger@epro.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Rural to residential of land zoning at Stirling Street, Te Aroha.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I support the rezoning of this area however do not believe the idea of public walkways through these areas is beneficial, they will become corridors of crime as the cycle way has become.

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details:

I wish to 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

Kelly Moulder

From:Rita Geraghty <ritamata@clear.net.nz>Sent:Friday, 16 December 2016 15:42To:Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Rita Geraghty Contact Person: Rita

Address for correspondence: 23 Waharoa Road East, Matamata

Phone: 07 888 8873

Fax:

Email: ritamata@clear.net.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: Proposed Change Business/Residential Interface as applies to number 23 Waharoa Road East as shown map MM3 next to Gardner Grove and a failer to apply residential fill and appears that gardner grove is going to developed into a residential interface as well.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): I oppose the application of the proposed zoning to the land from the miter 10 to the warehouse all along Waharoa Road East, including in particular but not only number 23 and seek the application of the residential infill instead on the basis that.

See below

I seek the following decision from Council: Decline the plan change

Please give precise details:) The area has well established residential amenity.

- 2) Provides and attractive entrance into town.
- 3) Is well suited to more intensive development as has good transport links, walkability and proximity to service centres such as shops.
- 4) Strip business development is not necessary along this side of the road.
- 5) The proposed Zoning diminishes the value of our land and investments.
- 6) The park Gardners Grove is an important local amenity ande feature and should remain for public use

I wish to 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

Matamata-Piako District Council PO Box 266 TE AROHA 3342 Received by Planning 16.12.16 Note:

info@mpdc.govt.nz

16 July 2015

RE: Submission on Proposed Plan Change 47 to the Matamata-Piako District Plan

Thank you for the opportunity to participate in the proposed plan change to the Matamata-Piako District Plan (Plan Change 47).

Silver Fern Farms Limited is a farmer co-operative representing over 16,000 sheep, cattle and deer farmer partners throughout New Zealand. As New Zealand's leading processor, marketer and exporter of premium quality lamb, beef, venison and associated products, Silver Fern Farms exports products to more than 60 countries around the globe and has 20 processing sites throughout New Zealand.

As you may know, Silver Fern Farms' Te Aroha processing plant is located approximately three kilometres south of the Te Aroha Township. The operation processes beef all year round. A significant employer in the wider Te Aroha area, the operation directly employs around 500 people, and indirectly contributes with those businesses servicing the operation.

The Te Aroha site has been used for food processing purposes since about 1926, undergoing a number of additions and alterations under several different owners. The operation became part of the Silver Fern Farms cooperative group in 2007. In 2010 the site was extensively damaged by fire and subsequently rebuilt (reopening in 2012).

Silver Fern Farms prides itself in being part of the local community, which fundamentally owns the cooperative, and playing a significant role in fostering social and economic wellbeing by providing employment and contributing to a diverse and vibrant local and wider economy.

The location of our processing network is strategically important for servicing local farmer suppliers. As such Silver Fern Farms needs to ensure the sustainability and security of its processing sites.

Our submission in the attached table.

At this stage Silver Fern Farms do wish to present at the Council Planning Hearing.



Silver Fern Farms would consider to present a joint case at the hearing with others making a similar submission.

Silver Fern Farms could not gain any advantage in trade completion through this submission.

If you would like to discuss this further, please feel free to contact either Ali Johnstone or myself.

Ali Johnstone – Environmental Advisor (Cell phone: 027 496 6129 / Email: alison.johnstone@silverfernfarms.co.nz)

Yours faithfully,

Daryn Jemmett – Group Environmental Manager

Cell phone: 027 267 2446

Email: daryn.jemmett@silverfernfarms.co.nz



Silver Fern Farms Limited Submission on Proposed Plan Change 47 to the Matamata-Piako District Plan 16 December 2016

Page 1

Provision	Support / Oppose	Explanation	Decision Sought
Map TA1 Proposed Equine Area -	Oppose	Silver Fern Farms objects in principle to changes to zoning or zone overlays that may increase the potential for reverse sensitivity by the gradual erosion of buffers / separation between Industrial areas and more sensitive activities through progressive changes.	Reject proposed Equine Area and associated consequential changes.
Te Aroha		Silver Fern Farms decision to rebuild the plant at Te Aroha was based on the perceived long term security of processing operations at the site. The surrounding area is currently of rural zoning and sparsely populated which minimises the risk for reverse sensitivity to arise.	
		Whilst recognising the intent of the Council proposal to trigger growth of equine services in the area, and the ongoing sustainability of the Te Aroha racecourse facilities, the proposed equine activities in proximity to Silver Fern Farms Te Aroha operations are opposed in principle.	
		Although there are additional performance standards proposed to control development there is uncertainty over how these will actually work and the location and level of development that could occur.	
		With additional development, there can be an increase in the number of parties potentially affected by operations on a day-to-day basis.	

		Effects currently considered to be minor, given the rural outlook, could become construed as more than minor with increased activity within the rural zone.	
Section 6 Subdivision	Oppose – requires	Silver Fern Farms opposes the Proposed Equine Area and notified Performance Standards as written.	Reject proposed Equine Area and associated consequential changes.
6.3.10 Equine Lots (Discretionary Activity)	clarification	Again, Silver Fern Farms objects in principle to changes to zoning or zone overlays that may increase the potential for reverse sensitivity by the gradual erosion of buffers / separation between Industrial areas and more sensitive activities through progressive changes.	
Performance Standards		There is uncertainty over the location and level of development that could occur and also exactly what activities will be permitted.	
		The section 32 report (p58, Table 14) indicates that there could potentially be 10 subdivisions within the proposed Equine Zone. Therefore, potentially 10 expansions to existing equine activities and potentially 10 new dwellings.	
		If applied at the maximum this could potentially create significant reverse sensitivity issues.	
Definitions Equine Activities		There does not appear to be a definition of Equine Activities or Equine Sector, as such it is unclear what activities could be developed (apart from having an association with horses).	Include a definition for equine activities.



Silver Fern Farms Limited Submission on Proposed Plan Change 47 to the Matamata-Piako District Plan 16 December 2016 **Page 3**

Would activities be confined to stabling, training and breeding for example or could this include riding schools or other activities where there would be more public access that may result in a more sensitive receiving environment.

Received by Planning 16.12.16

Note:

TRANSPORT AGENCY SUBMISSION ON:

PLAN CHANGE 47 - PLAN YOUR TOWN

And

HORRELL ROAD NOTICE OF REQUIREMENT

In accordance with Schedule 1 of the Resource Management Act 1991

TO:

Matamata-Piako District Council

PO Box 266

TE AROHA 3342

ATTENTION: Mark Hamilton

SUBMITTER: NZ Transport Agency

PO BOX 973

Waikato Mail Centre

HAMILTON 3240

ATTENTION: Lana Gooderham

Introduction

This submission relates to Plan Change 47 – Plan Your Town and the Horrell Road Notice of Requirement notified concurrently by the Matamata-Piako District Council on the 26th of October 2016.

The NZ Transport Agency's Role

The NZ Transport Agency (the Transport Agency) is a Crown entity with the sole powers of control for all purposes of all State Highways. The Transport Agency is also a significant investor in the local road network. The Transport Agency's objective, functions, powers and responsibilities are derived from the Land Transport Management Act 2003 (LTMA), and the Government Roading Powers Act 1989 (GRPA). The statutory objective of the Transport Agency is to undertake its functions in a way that contributes to an effective, efficient and safe land transport system in the public interest¹.

The Transport Agency's Submission

Plan Change 47 (PC47) is part of the rolling District Plan review for Matamata-Piako District Council (MPDC). PC47 proposes to change the zoning of a number of areas within Morrinsville, Matamata and Te Aroha for the purpose of ensuring that population projections for the district can be catered for, and adequate land is zoned for residential, commercial and industrial growth. The proposed zoning changes include amendments to *Chapter 6 Subdivision* and *Chapter 10 Natural environment and heritage* of the Matamata-Piako District Plan.

The Horrell Road Notice of Requirement relates to proposed changes to Horrell Road, including the relocation of the intersection of Horrell Road with State Highway 26.

The Transport Agency supports strategic planning to accommodate growth, which ensures infrastructure and land use planning can be coordinated. This approach is enshrined in the Waikato Regional Policy Statement which the MPDC District Plan must give effect to. The RPS directs district plans to include provisions that ensure development maintains and enhances the safe, efficient and effective use of existing infrastructure; does not add to existing road safety risks and where possible should reduce such risks; and recognises the transport hierarchy and manages effects on the function of transport infrastructure². District plans are also required to include provisions that give effect to RPS Policy 6.6 and in managing the built environment:

- avoid (as far as practicable) adverse effects on the function of significant transport corridors;
- avoid (as far as practicable) the adverse effects of ribbon development along significant transport corridors; and
- avoid (as far as practicable) the need for additional access points onto significant transport corridors³.

¹ LTMA Section 94

² Method 6.3.1

³ Method 6.6.1

State Highways 24, 26 and 27 are all identified in the RPS as significant transport corridors⁴.

While supporting PC47 and the principles underpinning it generally, the Transport Agency has identified a number of areas of concern, discussed further below.

1. Morrinsville Rezoning

1.1 MV4 - Kuranui Road and Morrinsville Rural-Residential

MPDC propose to rezone land adjacent to Kuranui Road from Rural to Rural-Residential 1. This rezoning will allow for a maximum of 30 additional dwellings⁵. While there is no direct state highway access, it is expected that the rezoning will result in additional traffic utilising Avenue Road South, which connects with State Highway 26 (SH26). There are known safety issues with this intersection which has a medium-high collective risk. Between 2011 and mid-2016 there have been one serious injury, nine minor injury, and three non-injury crashes, most of which relate to vehicles failing to give way at the Avenue North Road intersection. A traffic island is scheduled to be constructed in April 2017 to improve intersection safety. Traffic volumes are approximately 9,000 vehicles per day (vpd) on SH26, 2,000vpd on Avenue Road North, and 1,000vpd on Avenue Road South. The Transport Agency is concerned about adding additional traffic to an intersection which has relatively high traffic volumes and a high crash history without consideration of any necessary mitigation. It is possible that additional mitigation would be required on Avenue Road South as a result of the additional traffic. There is currently a high number of vehicles turning right from Avenue Road North onto SH26 and additional traffic could increase the crash rate and delays at the intersection. Further information is needed about the routes the additional traffic will use.

Rezoning of land from Rural to Rural Residential 1 is also proposed for land west of the Morrinsville township between SH26 and the railway line. The Transport Agency notes that no additional lot potential is created by the rezoning⁶ and it is unclear from the PC47 documentation why the rezoning is proposed. The current use of the land appears to be largely a mix of residential (approximately 900-1,000m² sections) and industrial/commercial. Rural-Residential zoning does not reflect the existing use (nor the likely future use) and does nothing to cater for population growth or future land supply demand. The PC47 Section 32 report offers no explanation for this proposed zoning beyond a brief discussion in Section 6.4.5 which suggests that a proposal to rezone the land Business Zone was amended to Rural-Residential following consideration of feedback from affected landowners. No other rationale is provided.

⁴ 6B Significant transport infrastructure maps

⁵ Section 32 Report p. 56

⁶ Section 32 Report p. 56

In the absence of any assessment of effects on the transport network of the proposed rezoning, the Transport Agency does not support the rezoning of Kuranui Road. With respect to the area between SH26 and the railway line, the Transport Agency is **not opposed** to the proposed Rural-Residential zoning on the basis that there is no subdivision potential nor significant land use change as a result of the proposed change.

1.2 MW5 - Horrell Road rezoning

MPDC proposes to rezone the area surrounding Horrell Road, east of the Morrinsville township, from Rural to Rural-Residential 1. Once fully subdivided, it is anticipated that this rezoning of 76 hectares of land may yield up to 50 additional lots⁷. At present, the main connection to Morrinsville is via Horrell Road and SH26. Murray Road is located east of the SH26/Horrell Road intersection and connects with Horrell Road as well as SH26. Horrell Road also connects with State Highway 27 (SH27). It is anticipated that the majority of traffic from the rezoned area will travel to and from Morrinsville (e.g. for work, schooling and other services). The existing Horrell Road intersection with SH26 does not have adequate sight distances and is unlikely to safely cater for additional traffic in its current location.

The Transport Agency supports the effective integration of land use and transportation, so as to ensure that development is sustainable in the long term. In light of this principle, appropriate connectivity with the Morrinsville township from the rezoned area is critical. The Transport Agency's first preference would be that the rezoned area connects with the Morrinsville township through the existing local road network. It is understood that this would require the installation of a new bridge over the Piako River, and thus is not considered feasible and access via the state highway network is required. Careful consideration must be given to ensuring any state highway connections are appropriately designed and located so as to not adversely impact on the safety, efficiency and effectiveness of the state highway. Any intersection treatments must be appropriate to the level of development anticipated.

State Highway 26 is identified as a 'Significant Road' in the District Plan, meaning that it is a road that is a significant element in the national and/or regional economy⁸. Under the One Network Road Classification (ONRC) system, SH26 near Horrell Road is defined as an Arterial route, which means that it makes a significant contribution to social and economic wellbeing in the region and provides a key link between regionally significant places.

⁷ Section 32 p. 56

⁸ MPDC District Plan Chapter 9

MPDC has evaluated five main options for the relocation and upgrade of the Horrell Road/SH26 intersection and the upgrade of the Murray Road/SH26 intersection⁹. Following this evaluation, MPDC have chosen to pursue Option 2A for public consultation. MPDC have prepared and notified a Notice of Requirement alongside PC47 based on this option. Option 2A involves:

- the relocation of the Horrell Road intersection 50m west of the existing location;
- construction of a link road to the existing Horrell Road;
- upgrade of the Horrell Road and Murray Road intersections with SH26; and
- provision of a shared off-road cycling and pedestrian path alongside the new link road to connect to the existing footpath in Morrinsville¹⁰.

The assessment report prepared for MPDC by TDG states that the new location proposed for Horrell Road will provide improved sight distances that meet the minimum Safe Intersection Stopping Distance (SISD) for a location with an 85th percentile operating speed of up to 90km/h. Additionally, it is proposed that the Horrell Road and Murray Road intersections both be upgraded to Austroads Basic intersection standard. The requirement for a right turn bay at both intersections has been evaluated and discounted by MPDC.

The Transport Agency has reviewed the transportation assessments associated with the Horrell Road intersection and has identified the following:

- Detailed consideration of alternative options that would avoid increased usage of the Horrell Road intersection has not been undertaken.
- There are key differences between MPDC's and the Transport Agency's assessment of trip generation and the measurement of sight distances.
- If the rezoned area is to be accessed from the Horrell Road intersection, the proposed intersection location does not represent the safest practicable option.
- The proposed intersection standard and the discounting of right turn bays on SH26 is not appropriate with respect to the function of SH26 and of the Horrell Road and Murray Road intersections.

Based on the information provided, the Transport Agency is unable to support Option 2A as notified. The chosen location for the Horrell Road intersection will not provide the safest long-term outcome for the transport network. The Transport Agency considers that further consideration is required of alternative access options for the rezoned area, taking into consideration the connectivity of the area to the local road

Structure Plan Transport Assessment, TDG, June 2016
 Designation Assessment, TDG, September 2016

network, the function of SH26 and Horrell Road, maximisation of available sight distances and provision of appropriate intersection treatments.

In the absence of appropriate transport connections, the Transport Agency does not support the proposed rezoning of this area.

2. Matamata Rezoning

2.1 MM1 - Proposed Equine Area

It is proposed that land south of Matamata adjacent to SH27 be zoned Rural with an Equine Area overlay, which will allow for approximately 30 additional dwellings to be establish once fully subdivided. The Transport Agency previously indicated to MPDC that it would not support additional access from SH27 in this location. SH27 is a limited access road under the Government Roading Powers Act 1989. Accordingly, the Transport Agency has additional requirements to manage access from properties to the state highway. Previous discussions with MPDC centred on demonstrating internal connectivity and using rules and/or structure planning in the District Plan to show how direct access onto SH27 will be avoided. This was consistent with recommendations made to MPDC by Gray Matter Ltd¹¹ which noted the need to minimise conflict points by extending road or right of way to existing Banks Road in preference to state highway access (see diagram excerpt below).

¹¹ MPDC Structure Plan Updates - Transportation Comments (25 September 2014)

no hierarchy changes - show preference for connectivity to Banks Road Changes at Burwood likely as a result of (5) above. Not directly needed for equine development but does benefit. **Existing Banks** Avoid new Road entrance to state highway Extend road or use ROW **ROW** via racecourse

New Equine Lots (presume residence and 10 staff trips = 20vpd each) = 200 residential/employment -

Subdivision in the Equine Area overlay is a discretionary activity, and therefore the safety and efficiency of the transport network can be considered as part of any assessment. However, the Transport Agency considers that the integration of land use and transportation should be demonstrated as part of the rezoning proposal to prevent ad hoc development that may result in adverse safety and efficiency effects on the transport network. PC47 should include provision for the extension of Banks Road and/or include a rule framework that avoids new entrances, and limits intensified use of existing entrances, onto SH27.

In the absence of specific planning for access and connectivity for the Equine Area that avoids demand for additional direct access onto SH27, the Transport Agency does not support this overlay.

2.2 MM4 - Eldonwood South, Matamata

Zoning changes are proposed for Eldonwood on the southern boundary of Matamata. Performance standards are outlined in Section 9.2 Eldonwood South Structure Plan, requiring infrastructure be provided to service subdivision and development. While no direct access to the state highway network is proposed in this location, the Transport Agency supports the principles of connectivity and integration of land use and infrastructure that underpin the Eldonwood South Structure Plan.

2.3 MM5 - Proposed Industrial Area

Additional Industrial Zoning is proposed for Matamata, adjacent to the Matamata Bypass designation. It is understood that no direct access to SH24 is proposed for this additional area, and that connectivity will be provided via the local road network and/or via the Matamata Bypass once it is constructed. This part of SH24 is a limited access road and the Transport Agency would not support direct access to SH24 from this area. The Transport Agency seeks that PC47 is amended to require all access to this land be obtained from local road.

3. Te Aroha Rezoning

3.1 TA1 - Proposed Equine Area

An Equine Area overlay is proposed for the south of Te Aroha; allowing for an additional 10 dwellings in this area if fully developed¹². Local road access is available via Racecourse Road and Lovegrove Road, which connects to SH26 and McCabe Road. SH26 in this location is a limited access road and additional direct access would not be supported by the Transport Agency. The Transport Agency therefore seeks that an additional performance standard is inserted in 6.3.10 Equine Lots (Discretionary Activity) requiring that no access is gained from a state highway.

Decision Sought

- 1. The Transport Agency supports Plan Change 47 Plan Your Town and requests it is confirmed with the following amendments:
- Deletion of Rural-Residential 1 zoning (and retention of Rural zoning) for the Kuranui Road land within MV4 until such time as a traffic assessment has been undertaken, including specifically considering any effects on the intersection of Avenue Road South and SH26;

¹² Section 32 p.58

- Deletion of Horrell Road Structure Plan and retention of Rural zoning for the underlying land (MV5);
- Deletion of the Matamata Equine Area overlay (MM1) (and retention of Rural zoning) until such time as comprehensive access arrangements have been identified and direct access from the state highway is avoided;
- Amendment of land use and subdivision rules to ensure access to the additional Industrial Zone land within MM5 along Tauranga Road is gained via local road and not state highway;
- Addition of a performance standard in 6.3.10 requiring that no access is gained from a state highway.
- 2. The Transport Agency opposes the Horrell Road Notice of Requirement and requests it be deleted.

Or changes to similar effect and including any consequential changes required to provide the relief sought.

The Transport Agency considers that as notified, Plan Change 47 fails to give effect to the Waikato Regional Policy Statement, including Methods 6.3.1 and 6.6.1, and will result in adverse effects on the safety and efficiency of the state highway network.

The Transport Agency does wish to be heard in support of this submission.

The Transport Agency does not wish to present joint evidence.

Signed by Jenni Aitzgerald

Under delegated authority of

The NZ Transport Agency

16.12-16

Date



Received by Planning

16.12.16 Note :

Fonterra Limited
Private Bag 11029
PALMERSTON NORTH 4410

16 December 2016

Matamata Piako District Council PO Box 266 TE AROHA 3342 submissions@mpdc.govt.nz

Dear Sir / Madam

RE: FONTERRA SUBMISSIONS ON PLAN CHANGE 47 TO THE MATAMATA PIAKO DISTRICT PLAN

Fonterra Limited (Fonterra) appreciates the opportunity to comment on Plan Change 47 to the Matamata Piako District Plan.

Fonterra generally supports Plan Change 47 but has concerns about the location of a proposed Residential Infill Area in the vicinity of the Morrinsville Dairy Manufacturing Site.

If you have any questions or would like further information, please do not hesitate to contact Graeme Mathieson on 027-220-2640 or via email at graeme.mathieson@mitchelldaysh.co.nz.

Yours sincerely

Brigid Buckley

National Policy and Planning Manager

FONTERRA LIMITED



FONTERRA LIMITED

SUBMISSIONS ON PLAN CHANGE 47 TO THE MATAMATA PIAKO DISTRICT PLAN

To:

Matamata Piako District Council

PO Box 266

TE AROHA 3342

By email: submissions@mpdc.govt.nz

SUBMITTER:

FONTERRA LIMITED

Contact:

Brigid Buckley

Address for

Fonterra Limited

Service:

C/- Graeme Mathieson

Mitchell Daysh Limited

PO Box 97431 MANUKAU 2241

M +64 27 220 2640

E graeme.mathieson@mitchelldaysh.co.nz

Fonterra wishes to be heard in support of this submission.

I confirm that I am authorised on behalf of Fonterra Co-Operative Group Ltd to make this submission.

1. OVERVIEW OF COMMENTS

- 1.1. Matamata Piako District Council (Council) has notified Plan Change 47 ("Plan your Town") to the Matamata Piako District Plan ("Plan Change 47").
- 1.2. Fonterra Limited (Fonterra) generally supports the direction of Plan Change 47 subject to the amendments which are outlined in this submission.

- 1.3. In this submission we have provided:
 - A brief overview of Fonterra's operations and activities with the Council's boundaries, including those of our farmer shareholders (Section 2);
 - General submissions on Plan Change 47 (Section 3); and
 - Specific submission points on Plan Change 47, including relief requested (Attachments A and B).

2. FONTERRA IN THE MATAMATA PIAKO DISTRICT

- 2.1. Fonterra is a global leader in dairy nutrition the preferred supplier of dairy ingredients to many of the world's leading food companies. Fonterra is a farmer-owned co-operative, and the largest processor of milk in the world. It is one of the world's largest investors in dairy research and innovation drawing on generations of dairy expertise to produce more than 2 million tonnes of dairy ingredients, value added dairy ingredients, specialty ingredients and consumer products for 140 markets.
- 2.2. Annually, Fonterra collects more than 18 billion litres of milk from New Zealand, exporting more than 2.4 million tonnes of dairy product. Fonterra owns 36 milk processing sites within New Zealand.
- 2.3. Fonterra is New Zealand's largest company, and a significant employer, with more than 11,000 New Zealand based staff and more than 6500 employees based overseas.
- 2.4. Globally, Fonterra processes more than 22 billion litres of milk, and owns leading dairy brands in Australasia, Asia, the Middle East and South America. In the 2013/2014 financial year, Fonterra's revenue was over \$22 billion.

MORRINSVILLE DAIRY MANUFACTURING SITE

- 2.5. Fonterra has significant assets and operational interests in the Matamata Piako District, including the Morrinsville and Waitoa Dairy Manufacturing Sites. Of relevance to Plan Change 47 is the Morrinsville Dairy Manufacturing Site ("Morrinsville Site") which is located on Allen Street. Fonterra also owns a transport garage which is located immediately across Allen Street (i.e. to the north) from the Morrinsville Site.
- 2.6. The Morrinsville Site was originally established in 1921 when the local milk suppliers formed a Co-op. In 1966 the site was upgraded as the world's first fully automated butter factory. The current butter factory was commissioned in 1984 after the previous butter factory was destroyed by fire.
- 2.7. The Morrinsville Site's main products are wholemilk powder and butter, and during peak season can produce up to 170 tonnes/day of wholemilk powder and 200 tonnes/day of butter.
- 2.8. The site currently employs approximately 100 staff, and is a 24 hour a day, 7 day a week operation.

3. GENERAL SUBMISSIONS ON PLAN CHANGE 47

3.1. In this section, we have provided general submissions on Plan Change 47. The primary concern relates to ensuring the Morrinsville Site is adequately protected from potential reverse sensitivity effects arising from the proposed location of Residential Infill Areas.

RESIDENTIAL INFILL AREA NORTH OF THE MORRINSVILLE DAIRY MANUFACTURING SITE

- 3.2. Map MV3 in Plan Change 47 identifies extensive Residential Infill Area Overlays located in Residential Zones surrounding the Morrinsville Town Centre. Of concern to Fonterra is a proposed Residential Infill Area located across (north of) Allen Street from the north-eastern corner of the Morrinsville Site (i.e. opposite the main Butter Plant). The area of concern is bounded by Allen Street, Waverley Avenue, Thames Street (and a proposed Business Zone to the west).
- 3.3. Under Plan Change 47, one dwelling per 325m² "net site area" can be established as a restricted discretionary activity in a Residential Infill Area. Fonterra considers that any increase in residential density arising from the establishment of Residential Infill Areas in close proximity to the Morrinsville Site has the potential to generate reverse sensitivity effects and constrain operations. This is particularly relevant given that the site is a 24 hour a day, seven day a week operation.
- 3.4. Of key concern is reverse sensitivity effects relating to noise. The Morrinsville Site was originally established in 1921 and progressively developed and upgraded since that time. Because of the long-established nature of the site and the close proximity of historic residential areas to the north and east, there is not an ideal separation distance in place in terms of associated environmental effects. However, the site has existing use rights pursuant to section 10 of the Resource Management Act 1991. Fonterra has developed a 45 dB L_{Aeq} Noise Emission Contour ("NEC") for the site which defines the existing use rights noise environment, and indicates the level of noise experienced currently (and historically) in the surrounding environment when operating at capacity.
- 3.5. The NEC is a useful planning tool in terms of identifying the areas around the site that are subjected to a slightly elevated noise levels. A plan (Figure 1) is included as **Attachment B** which overlays the NEC on Map MV3. Figure 1 demonstrates that the NEC extends beyond the boundaries of the Morrinsville Site, and while it mainly covers surrounding Business, Industrial and Rural zoned areas, it also extends over part of the Residential Infill Area of concern. The advice from Fonterra's Acoustic Consultants is that the recommended noise level for sleeping areas is 30 dB L_{Aeq} (based on the World Health Organisation "Guidelines for Community Noise"), and that if a new dwelling is to be located in an acoustic environment greater than 45 decibels, it may not be possible to achieve this standard whilst providing sufficient fresh air through operable windows. It would then be appropriate for an acoustic engineer to be consulted during the design phase to ensure that an acceptable acoustic amenity can be achieved within the sleeping areas. Accordingly, Fonterra's key concern relates to Plan Change 47 encouraging increased residential density within the 45 dB L_{Aeq} NEC for the site.
- 3.6. Reverse sensitivity is a key issue for all of Fonterra's sites, as it is for many industrial activities, airports, road and rail corridors, and quarries. The consequences of sensitive activities establishing in areas near established industrial or other similar activities can place pressure on the existing activities to exercise tighter controls (which may impact on efficiency) and/or force these operations to relocate. There has been no ongoing history of formal complaints regarding day to day operations at the Morrinsville Site. However, Fonterra is concerned that this could change if there is an influx of new residents as a result of residential infill development within the

- NEC. There could also be greater potential for local opposition to notified resource consents, or any District Plan review of the planning provisions for the Morrinsville Site.
- 3.7. It's acknowledged the area of concern can be developed for Residential Infill housing under the Operative District Plan because it is within 200 metres of a Business Zone (n.b. Map MV3 highlights the 200 metre area). However, it is largely undeveloped in this regard, with the majority of properties having potential to be subdivided into 2 or 3 lots under the proposed Residential Infill Area provisions. Further, Plan Change 47 introduces a new rule exempting buildings in Residential Infill Areas from the yard and height to boundary requirements for internal boundaries. This provides greater flexibility for more intensive housing developments (e.g. duplexes, terrace housing) compared to the Operative District Plan provisions.
- 3.8. It's noted that the area of concern was originally identified for residential infill development (n.b. "Medium Density Residential Use") in the Draft Morrinsville Town Strategy. However, Fonterra lodged a submission in opposition (and presented evidence at the Hearing) primarily raising concerns about reverse sensitivity. The Minutes from the Hearing (dated 4 September 2013) included Council's Decisions on submissions, and with regards to Fonterra resolved that:

The area of future medium-density residential use located between Thames Street and the dairy factory will be removed from the strategy.

- 3.9. As a result, the final Morrinsville Town Strategy removed the subject area of Medium Density Residential Use.
- 3.10. Fonterra continued to monitor the situation during the subsequent informal consultation process for Plan Change 47, in particular when the Discussion Papers were released in early 2015. Discussion Paper No. 6 addressed proposed rezoning for Morrinsville and included a map showing "Proposed Infill Housing Areas". Consistent with the Morrinsville Town Strategy, the map did not show a "Proposed Infill Housing Area" within the area of concern to Fonterra. However, Fonterra provided feedback opposing the proposed location of an Infill Housing Area approximately 190 metres south-west of the Morrinsville Site on the basis of potential reverse sensitivity effects and inconsistency with the Morrinsville Town Strategy. This area is no longer proposed for Residential Infill Area in Plan Change 47, however the Residential Infill Area immediately north of the site has been reinstated which is inconsistent with the final Morrinsville Town Strategy (including Council's Decision to remove the area in response to Fonterra's submission).
- 3.11. Fonterra considers that establishing the proposed Residential Infill Area in close proximity to the Morrinsville Site would also be contrary to relevant provisions in the Operative Waikato Regional Policy Statement ("Waikato RPS"). There is clear policy direction to provide for the continued operation and development of regionally significant industry and primary production activities, including through avoiding or minimising reverse sensitivity effects. In particular, Policy 4.4 (Regionally Significant Industry and Primary Production) states (in part):

The management of natural and physical resources provides for the continued operation and development of regionally significant industry and primary production activities by:

- a. recognising the value and long term benefits of regionally significant industry to economic, social and cultural wellbeing;...
- ...e. avoiding or minimising the potential for reverse sensitivity; and
- f. promoting positive environmental outcomes.
- 3.12. Implementation Method 4.4.1 (Plan Provisions) is also relevant and states (in part):

District and regional plans should provide for regionally significant industry and primary production by:

- a. identifying appropriate provisions, including zones, to enable the operation and development of regionally significant industry, which for new development is consistent with Policy 6.14 and Table 6-2;...
- ...d. recognising the potential for regionally significant industry and primary production activities to have adverse effects beyond its boundaries and the need to avoid or minimise the potential for reverse sensitivity effects;...
- ...i. promoting positive environmental outcomes.
- 3.13. District Councils are required by the Resource Management Act 1991 to give effect to the Waikato RPS. Recent case law has confirmed that "give effect to" means "implement". Accordingly, the Council is obliged to avoid or minimise potential reverse sensitivity effects on the regionally significant industry located at the Morrinsville Site.
- 3.14. To address the concerns raised and to appropriately give effect to the Waikato RPS, Fonterra seeks to refine the Residential Infill Area boundaries on Map MV3 so that it does not include any properties located within the NEC. The properties that Fonterra seeks to remove from the Residential Infill Area are highlighted on the plan in **Attachment B**. These properties would revert back to the underlying Residential zoning.
- 3.15. Further Fonterra seeks that the NEC be included on Map MV3. Fonterra considers that inclusion of the NEC on the planning maps would be a useful planning tool in terms of informing surrounding landowners (and Council) of the existing use rights noise environment for the Morrinsville Site. This step would assist with "avoiding or minimising" reverse sensitivity effects through alerting landowners, potential purchasers, and Council, that this area is subject to slightly elevated noise levels and this should be borne in mind in any redevelopment proposals and any future planning processes. For example, had the NEC been included in the operative District Plan then it is most unlikely that the area in question would have been identified as being suitable for intensive infill housing.

4. SPECIFIC SUBMISSION POINTS

- 4.1. Fonterra's specific submission points are provided in Attachments A and B.
- 4.2. In respect of all of those submission points in Attachments A and B, Fonterra seeks:
 - Where specific wording has been proposed, words or provisions to similar effect;
 - All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, including any necessary changes to the Matamata Piako District Plan maps, and including any cross references in other chapters; and
 - All further relief that are considered necessary to give effect to the concerns described above and in Attachments A and B to follow, and any changes required to give effect to the Matamata Piako District Plan.

5. OVERALL CONCLUSION

- 5.1. In relation to the provisions that Fonterra has raised concerns about, those provisions require amendment because without amendment, those provisions:
 - Will not promote sustainable management of resources, will not achieve the purpose of the RMA;

- are contrary to Part 2 and other provisions of the RMA;
- are contrary to the provisions of the Operative Waikato Regional Policy Statement;
- will not enable the social and economic well-being of the community;
- will not meet the reasonably foreseeable needs of future generations;
- will not achieve integrated management of the effects of use, development or protection of land and associated resources of the Matamata Piako District;
- will not enable the efficient use and development of Fonterra's assets and operations, and of those resources; and
- do not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions in relation to other means.
- 5.2. Fonterra could not gain an advantage in trade competition through this submission.
- 5.3. Fonterra does wish to be heard in support of this submission.
- 5.4. If others are making a similar submission, Fonterra will consider presenting a joint case with them at the hearing.

Dated: 16 December 2016

Brigid Buckley

National Policy and Planning Manager

FONTERRA LIMITED

ATTACHMENT A: FONTERRA LIMITED'S SUBMISSIONS ON PLAN CHANGE 47 ("PLAN YOUR TOWN") TO THE MATAMATA PIAKO DISTRICT PLAN

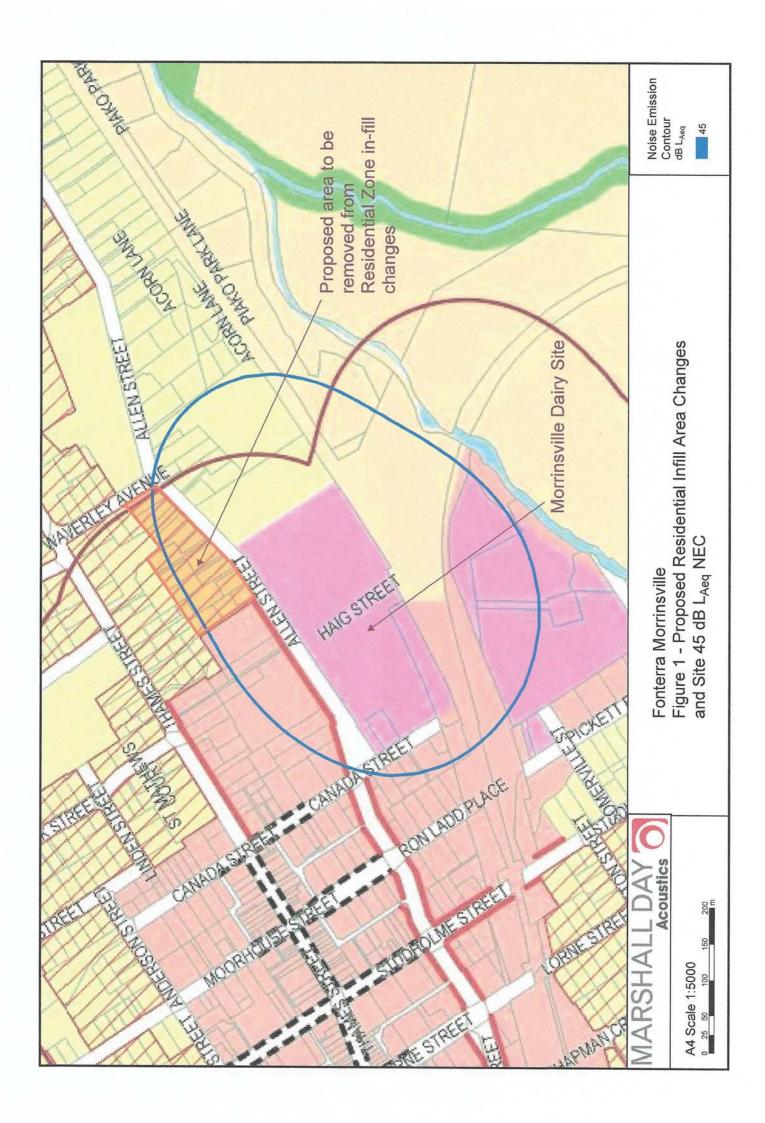
REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
	SECTION / CHAPTER - TITLE	TITLE			
5	Map MV3 – Residential Infill Area	₹ Z	Oppose in part	Map MV3 shows a proposed Residential Infill Area located across (north of) Allen Street from the north-eastern corner of the Morrinsville Site (n.b. the Butter Plant). Fonterra considers that any increase in residential density in close proximity to the Morrinsville Site has the potential to generate reverse sensitivity effects and constrain operations. Of key concern is reverse sensitivity effects relating to noise. The site has existing use rights pursuant to section 10 of the Resource Management Act 1991. The existing use rights noise environment for the site has been defined by a 45 dB L _{Aeq} Noise Emission Contour ("NEC"). A plan (Figure 1) is included as Attachment B which overlays the NEC on Map MV3. Figure 1 demonstrates that the NEC extends over part of the Residential Infill Area of concern. The advice from Fonterra's Acoustic Consultants is that based on the World Health Organisation "Guidelines for Community Noise", if a new dwelling is to be located in an acoustic engineer should be consulted during the design phase to ensure an acceptable acoustic amenity can be achieved within sleeping areas. Accordingly, Fonterra's key concern relates to Plan Change 47 encouraging increased residential density within the 45 dB L _{Aeq} NEC. Locating a Residential Infill Area in close proximity to the Morrinsville Site is inconsistent with the Morrinsville Town Strategy, and contrary to the Operative Waikato Regional Policy Statement (particularly those policies that provide for the continued operation and development of regionally significant	1. Remove the Residential Infill Area from Map MV3 as shown on the plan included in Attachment B. 2. Include the 45 db L _{Aeq} Noise Emission Contour for the Morrinsville Site on Map MV3 as shown on the plan included in Attachment B , and label as "Morrinsville Dairy Manufacturing Site 45 dB L _{Aeq} Noise Emission Contour (Existing Use Rights)".

Submissions on Plan Change 47 to the Matamata Piako District Plan Fonterra Limited (16 December 2016)

RELIEF SOUGHT					
SUPPORT / FONTERRA'S COMMENTS OPPOSE	industry, including through avoiding or minimising reverse sensitivity effects).	Fonterra seeks to refine the Residential Infill Area boundaries on Map MV3 so that it does not include any properties located within the NEC. The properties that Fonterra seeks to remove	from the Residential Infill Area are highlighted on the plan in Attachment B . These properties would revert back to the underlying Residential zoning.	Further Fonterra seeks that the 45 dB L _{Aeq} NEC be included on Map MV3. Fonterra considers this step would be a useful	planning tool in terms of informing surrounding landowners (and Council) of the existing use rights noise environment for the Morrinsville Site.
SUPPORT /					
PAGE					
REF PROVISION					
REF					

ATTACHMENT B

Plan showing proposed changes



Received by Planning 15.12.16 Note :

Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To Matamata Piako District Council

Name of submitter:

Andrew Holroyd - Holroyd Consultancy Ltd.

This is a submission on the following proposed variation or a change to an existing plan (the **proposal**):

Matamata Piako District Plan - Plan Change 47

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

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

Planning Maps for Matamata and Rural zoning over Lot 1 DP 486931, Lot 3 DP 486931 and Lot 1 DPS 69505 rural zoned sites between the Residential zoned boundary on Mangawhero Road and Banks Road (see attached location plan).

My submission is:

In general is regarding the zoning and development of land available for residential development and the best use of existing infrastructure particularly within the Matamata township.

- 1. Lot 1 DP 486931 is included in the Banks Road Structure Plan and subdivision of this land has been allowed for in Rule 6.3.2. The zoning of Lot 1 DP 486931 should be changed to residential to be in accord with the Banks Road Structure Plan and Rule 6.3.2.
- 2. The area of land between the existing residential zone and the proposed Equine Area Zone is capable of being serviced by the existing sewer and water reticulation running from Mangawhero Road. A stormwater solution is available especially if an overland flow path were established to the Mangawhero Stream through Lot 3 DP 486931. The development of this land would utilise existing infrastructure providing a revenue from existing infrastructure, where the capital cost of replacement would be for a limited benefit.
- 3. Lot 1 DPS 84363, Lot 1 DP 418077, Lot 2 DP 418077, and part Lot 2 DP 16804 are all zoned residential and infrastructure services are available for development. However, these Lots are not connected to an overland flow path which makes subdivision of the land more difficult. Consideration of extending the overland flow path along the Council reserve between Waihou Street and Matipo Street to Mangawhero Road and then placing twin culverts below Mangewhero Road to allow overland flow in extreme events to be managed through the existing overland flow path network to the Mangawhero Stream.
- 4. Rule 4.13 Residential Infill Development.

 The residential infill development within the town core is supported. However, as part of the infill development upgrading the existing pinch point in the sewer

- reticulation between Vosper Street and Hohaia Crescent should be addressed and the upgrade should be implemented within the next two years.
- 5. Development Contributions Policy. The method of determining the value of the development contributions is not clear for each individual area. More detail on the method each development contribution is determined is sought.
- 6. Stormwater discharge for Te Aroha, Morrinsville and Matamata. The current extent of council owned and or council maintained stormwater infrastructure in each town is difficult to establish during the land development process. I request that a plan for each township is provided with all of the stormwater assets indicated and the responsibility for maintenance. The alternative is to assume that all services on the Council GIS system are the responsibility of the council for maintenance and replacement including the upkeep of open drains or the installation of culverts in open drains to provide the capacity requirements for development to occur.

I seek the following decision from the local authority:

- 1. Zone Lot 1 DP 486931 Residential to provide continuity through the rules of the District Plan and the Planning Maps.
- 2. Indicate Residential zoning over part of Lot 3 DP 486931 and Lot 1 DPS 69505 between the Matamata Residential zone boundary and the Matamata Equine Zone boundary as indicated on the attached plan.
- 3. For the connection of an overland flow path from Lot 1 DPS 84363, Lot 1 DP 418077, Lot 2 DP 418077, and part Lot 2 DP 16804 to the existing overland flow path network to be included on the Planning Maps or in a structure plan for this specific purpose.
- 4. Council to upgrade the existing pinch point within the sewer reticulation between Vosper Street and Hohaia Crescent in the next two years with the cost associated with the renewal of the currently under capacity line and not as a result of the infill development.
- 5. Provide a schedule of infrastructure items included in each development contribution area for each asset area and the cost of providing the asset with its relative breakdown for each area and the existing serviced area.
- 6. Provide a copy of the infrastructure in each town indicating Council ownership or maintenance requirements.

I wish to be heard in support of my submission.

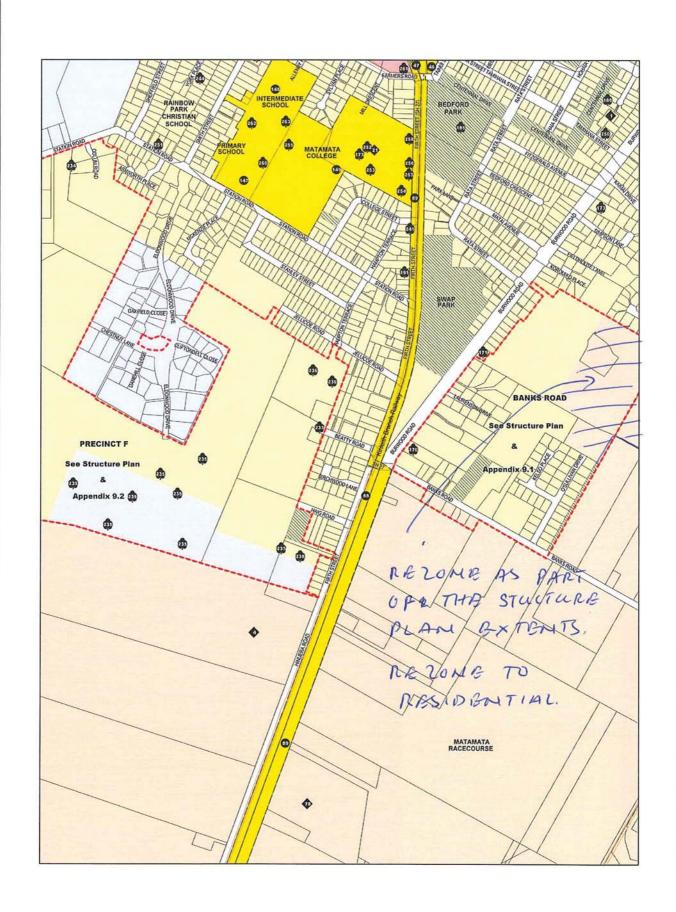
Signature of submitter (or person authorised to sign on behalf of submitter)

HOLROYD CONSULTANCY LTD

AV- Hoboyd A.V. Holroyd

Chartered Professional Engineer

(BSc Hons Civil Engineering, MIPENZ)



MATAMATA

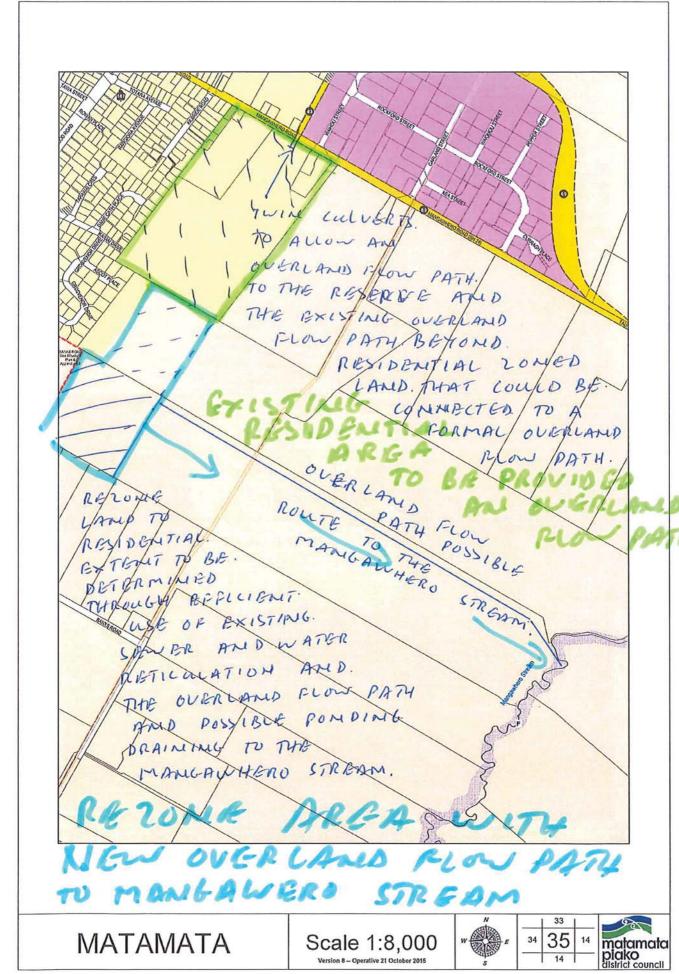
Scale 1:8,000

Version 8 - Operative 21 October 2015



14 34 35 14 34 35





Submission No: 40



Received by Planning 16.12.16 Note :

16 December 2016

Matamata-Piako District Council PO Box 266 **TE AROHA 3342**

By email to: planninginfo@mpdc.govt.nz

SUBMISSION ON PROPOSED PLAN CHANGE Matamata-Piako District Plan: Plan Change 47

NAME OF SUBMITTER: KiwiRail Holdings Limited (KiwiRail)

ADDRESS FOR SERVICE: Level 1

Wellington Railway Station

Bunny Street PO Box 593

WELLINGTON 6140

Attention: Rebecca Beals

Ph: 04 498 3389

Email: Rebecca.Beals@kiwirail.co.nz

KiwiRail Submission on Proposed Plan Change 47 (Zone Changes)

KiwiRail Holdings Limited (KiwiRail) is the State Owned Enterprise responsible for the management and operation of the national railway network. This includes managing railway infrastructure and land, as well as rail freight and passenger services within New Zealand. KiwiRail Holdings Limited is also the Requiring Authority for the designated corridors of the East Coast Main Trunk, the Kinleith Branch, the Waitoa Branch, and the Thames Branch within the Matamata-Piako District.

KiwiRail has an interest in protecting its ability to continue to operate, maintain and enhance these nationally significant networks into the future, as well as seeking to ensure the safety and amenity of those parties occupying land adjacent to the rail corridor.

KiwiRail's submission on Proposed Plan Change 47 is set out in the attached table. Insertions we wish to make are marked in <u>bold</u> and <u>underlined</u>, while recommended deletions are shown as <u>struck out</u> text. All requested changes include any consequential changes to the Plan to accommodate the requested change in the stated, or alternate, location.

KiwiRail does not wish to speak to the content of this submission, however is available to answer any queries in the event that Council have any.

Regards,

Rebecca Beals

RMA Team Leader

KiwiRail

Submission Number	Proposed Amendment	Support/Oppose / Seek Amendment	Feedback / Comments / Reasons	Relief Sought (as stated or similar to achieve the requested relief)
1.	esignation	Support	KiwiRail have reviewed the Notice of Requirement for the designation of Horrell Road to implement the necessary road improvements to support the rezoning effects. KiwRail are not opposed to the designation of the route and mitigation measures as identified, and while not all mitigation measures are identified in the Notice of Requirement and the supporting traffic report, it is noted that Plan Change provisions provide for mitigation works in relation to the level crossing. It is noted that widening of SH26 opposite the intersection with Murray's Road is proposed and the conditions proposed on the Notice of Requirement identify that the intersection layouts will he subject	Recommend approval of Notice of Requirement.
Section 6: Subdivision 2. 6.1.7(b	division 6.1.7(b)	Support	KiwiRail note that the reference to subdivision within the reference to Rule 6.1.3(xi) is to be deleted as part of the Dan Change. The change countries not	Retain as notified.
છ ં	6.3.12	Support	opposed by KiwiRail. KiwiRail support the proposed insertion of the new Rule heading, albeit that it reflects existing wording, to address subdivision adjoining the rail corridor.	Retain as notified.
Proposed Struc	Proposed Structure Plan: Horrell Road 4. 9.4.2(i) Suppo	II Road Support	KiwiRail support that there are restrictions on subdivisions within the Plan Change area until such time as the Horrell Road and the Murray Road intersection and level crossing upgrade works are	Retain as notified.

achieve the requested relief)	upgrade	Retain as notified.	for hear the bn, the rail agreement agreement that above, to	le that trial s area. S area. Sistrict oint 6 lare not
Feedback / Comments / Reasons	completed. This infers that there will be an upgrade to the level crossing, and is specifically supported by KiwiRail.	KiwiRail support that the level crossing is specifically identified as being upgraded to include half arm barriers, lights and bells.	KiwiRail note that there are areas proposed for Residential Infill within Morrinsville that are near the rail corridor. Subject to appropriate mitigation, including noise and vibration insulation and boundary setbacks where the sites are near the rail corridor, KiwiRail is not opposed to increasing the density of residential development. KiwiRail note that existing Rules 3.1.1, 3. 2.1 and 5.2.9 provides for the mitigation referenced above, and that these provisions are not proposed to change as part of the Plan Change.	As with the changes shown on Map MV3, there are some areas of land to the west of Morrinsville that are proposed to be altered to Rural Residential Zoning. The rail corridor passes through this area. Based on the mitigation within the existing District Plan and that as discussed in submission point 6 this is not proposed to be changed, KiwiRail are not opposed to the zone change.
Support/Oppose / Seek Amendment		Support	Support	Support
Proposed Amendment		9.4.3(iv)	W/3	MV4
Submission Number		5. 9.4.3(iv)	6. 6.	7.

Submission No: 41

Form 5 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Received by Planning 15.12.16 Note:

Submitter's details:	
Name: KR SIMPSON & KR SIMP (Organisation / Individual)	SON FAMILY TRUST
Contact person: KERRY SIMPSON . (If different from above)	
Address for correspondence: P.O Box 2	22 MATAMATA, 3440
Phone: <u>07 888 6588</u> Fax: <u>0</u>	7 888 5511
E-mail: enquiries @ longlands.	
This is a submission on:	
Plan Change 47 – Plan Your Town; and/or	
the Horrell Road Notice of Requirement	
The specific provisions of the plan change and/or N	120
submission relates to are: Zoning over Lo-	The state of the s
We permitted sever and water serve	
through lot 1 Dr 486913 and creation	
Structure plan over that site in 20	
the understanding Council would 20 Residential at the time of the next 7	soning review.
My submission is (include whether you support or oppose the sp	ecific provisions or wish to have them
amended, and the reasons for your views; attach additional pages if ne	cessary): Seek to have
residential zoning extended over a	all of Lots and 2
DP486913 as identified in the Box	CAN DESCRIPTION OF THE PROPERTY OF THE PROPERT
Support updating of the Structure p	lan around reused
stormulater management options a with but 3 Dr 480913 to the east	
Office use only:	Container: 42/7004
TRIM # NAR #	Container: 13/7981



I seek the following decision from Council (please give	e precise details):	
☐ Accept the plan change ☐	Decline the plan change	
Amend residential zoning to course 2 D1 486913. Support amendments to proude for alternative road	ut to the structure plan	
I wish to present at the council planning hearing:		
✓ Yes □ No		
PLEASE NOTE: IF YOU DO NOT TICK EITHER 'IT WILL BE ASSUMED THAT YOU DO NOT WIS		
I would be prepared to present a joint case at the I similar submission:	nearing with others making a	
☑ Yes ☐ No		
I could gain an advantage in trade competition thro	ough this submission.	
☐ Yes ☑ No		
If you could gain an advantage in trade competition complete the following:	n through this submission please	
I am directly affected by an effect of the subject ma	atter 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: 08/12/2016.	
Notes: The submission and decision you wish Council	I to make should only relate to the	
 The submission and decision you wish Council to make should only relate to the contents of the proposed plan change and/or Notice of Requirement. 		
 Submissions close at 5.00pm, Friday 16th December 2016 Please send the completed form before the closing date to: Matamata-Piako 		
District Council, 35 Kenrick Street, PO Box 26	6, Te Aroha or email to	
submissions@mpdc.govt.nz or complete online	e at www.mpdc.gov.nz/plan-your-	
 town or you can drop it off at any Council office I accept that by taking part in this public submit (including personal details, names and address closing date, all submissions received will be a 	ission process that my submission ses) will be made public. After the	

JM & NL Loveridge 1 Eynon Road Morrinsville 3300 Received by Planning 13.12.16 Note:

Rezoning Land to Residential

Identifier: SA 25B/737
Legal Description: Part Te Au-o-Waikato A5A1 Block
Area: 5.4384 hectares

The rezoning proposal is for a RESIDENTIAL zone to replace approximately 5.4384 hectares of the existing RURAL zoning.

Our purpose for this request is to provide RESIDENTIAL sized sections as there is a need in this local community and this would accommodate and provide housing to middle entry purchases at affordable prices as currently there is a large demand in Morrinsville Township, Waikato and New Zealand as a whole to purchase a house and rent a home.

This area of Morrinsville is a prime position to accommodate this request as there are a large amount of residents already commuting across to Hamilton City for employment flowing straight out and across onto the already existing Kuranui road already made for flow of back road traffic.

In reducing the RURAL – RURAL RESIDENTIAL lot sizes to RESIDENTIAL lot sizes on this property it would support growth of the town and preserve farming land surrounding but would achieve and create more rate payers being an advantage for the council.

The land currently has a sewerage line and water running parallel on the opposite side of Eynon road which could be simply brought across the road to supply demand for these proposed lot sizes.

It would be good for the local economy, creating more work for local tradespeople with houses to establish along the already developed roading.

The proposed section sizes would be approximately 600m2 each that we would be ideally be looking at progressively subdividing off and we would like to see this run of 15 sections up the opposite side of existing Eynon Road with 2 deep so there would be a total of 30 sections to supply the community with affordable housing in this area of town.

We look forward to hearing your thoughts on this proposal and are welcoming your ideas on board. Please feel free to contact me directly on 0274909650 if you have any questions with regards to this proposal.

Kind regards

Jared & Nicola Loveridge

JM & NL Loveridge

Form 5 and Form 21

Submitter's details:

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Name: Jared &	Nicola C	overidge	
(Organisation / Individual)		0	
Contact person:(If different from above)			
Address for corresponder	nce: / Eyn	en Road	Morrin Suill
Phone:	Fa	ax:	
Phone:	dsby a hat	mail.com	
This is a submission of	on:		X . X .
Plan Change 47 – Plar	n Your Town; and	d/or 🎞	
the Horrell Road Notic	e of Requiremen	nt 🗆	
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amended, and the reasons for your			
See Attache	d letter.		
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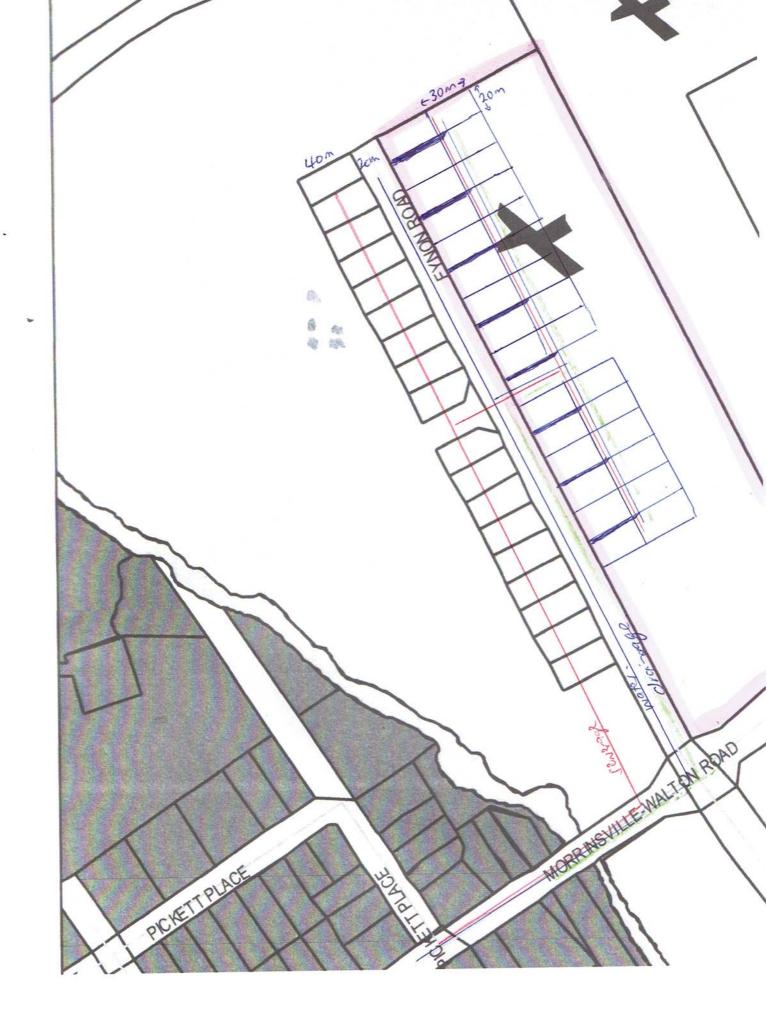


I seek the following decision from Council (ple	ease give precise details):
Accept the plan change	Decline the plan change
Accept the plan change with the following amendments	☐ If the plan change is not declined, make the following amendments
Please make on, EJ	A 25B/737 residentally
I wish to present at the council planning hear ☑ Yes ☐ No	ing:
PLEASE NOTE: IF YOU DO NOT TICK EITH IT WILL BE ASSUMED THAT YOU DO NOT	
I would be prepared to present a joint case a similar submission:	t the hearing with others making a
Yes V No	
I could gain an advantage in trade competitio ☐ Yes ☑ No	n through this submission.
If you could gain an advantage in trade comp complete the following:	etition through this submission please
I am directly affected by an effect of the subject	ect matter of this submission that—
(a) adversely affects the environment; an(b) does not relate to trade competition or	
☐ Yes ☐ No	
Signed: Marendy	Date: <u>/3//2//6</u>
Notes:	
The submission and decision you wish Co contents of the proposed plan shapes are	
 contents of the proposed plan change and Submissions close at 5.00pm, Friday 16th 	
· Please send the completed form before the	ne closing date to: Matamata-Piako
District Council, 35 Kenrick Street, PO Bosubmissions@mpdc.govt.nz or complete	

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.

town or you can drop it off at any Council office.



Form 5



Submission on publicly notified proposal for policy statement or plant, you change or variation

Clause 6 of Schedule 1, Resource Management Act 1991 Received by Planning

To Matamata Piako District Council

Name of submitters:

Gavin Harris and Andrew Holroyd c/o Barr and Harris Surveyors Ltd

This is a submission on the following proposed variation or a change to an existing plan (the proposal):

Matamata Piako District Plan - Plan Change 47

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

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

Activity Table 2.2 of Part B of District Plan Item 3.13 Accommodation Facilities

Should consider accommodation facilities as at least a controlled activity in Business zone.

Rule 3.1.1 (iii)

Support amendments to reduced yards. Seek waiver for dwelling yards (in addition to accessory buildings) where internal to subdivision, or affected party consents provided.

Rule 3.1.4 (ii) Proposed Deletion

Support retention of specific criteria for multi unit developments particularly in retirement villages and similar.

Rule 3.2.1 (ii)

Support separate rural-residential yards.

Rule 4.13.4 (i)

(a) One dwelling per 325m² net site area.

Identify that assessment of dwellings in terms of site area relates to average area of 325m² per dwelling across a site as a whole. That encourages innovate solutions such as two storey dwellings with reduced impermeable surfaces, and greater diversity in infill development across the site. Application of 325m² as an individual unit requirement will stifle innovative options and optimisation of urban design outcomes.

(g) No yard or height relative to boundaries rules shall apply to internal boundaries.

Clarify that "Internal boundaries" relates to subdivision internal boundaries rather than development site? Propose application of the same criteria to other subdivision with comprehensive development (i.e. assess as part of subdivision consent) when it applies to internal boundaries of all subdivision.

6.1.2 (d) Business (Non Shop Frontage Area)

Minimum lot size 500m2 net site area

The minimum lot size of 500m² is large for Business minimum lot sizes. Greater flexibility or provision for subdivision down to say 250m² as a discretionary activity. Unusually large minimum for business/commercial zones in or outside shop frontage area.

Section 6.2.1 (a), (b) and (c)

Support changes.

6.2.3 (ii) In addition, adequate provision shall be made for on-site wastewater and stormwater disposal for subdivision in the Rural and Rural-Residential zones.

Stormwater disposal in the rural zone in particular is not based primarily on detention or onsite ground disposal. Stormwater management is obviously always a consideration however reference to "on-site" management is unnecessary. There is a standard requirement to consult with the Waikato Regional Council on rural and rural-residential subdivision in rural drainage areas which addresses this issue.

Clarify that stormwater disposal is not necessary on-site in the Rural or Rural-Residential zone, or delete.

6.2.4 (i) Building site

Each lot must contain a rectangular area of land for building purposes measuring no less than 10 x 15 metres with provisions for a 6m diameter circle to the north, east or west of rectangle area. The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements.....

Objection to this condition on the basis it is too rigid and combined two former criteria that were intended to be applied separately. A building platform of 12 x 14 is as effective as a 10 x 15 metre rectangle. Provide more flexibility without changing the activity status of subdivision in terms of building rectangle shape.

The requirement for the outdoor living circle should not be assessed outside the building rectangle. The outdoor living area should be assessed in terms of the proposed dwelling.

The outdoor living circle can encroach on a deck for example. The application of the outdoor living circle against a building rectangle (which is generally not the completed dwelling shape) is unnecessarily restrictive. The application of the outdoor living circle in terms of the dwelling encourages breaks in the dwelling wall alignment, resulting in improved urban design outcomes.

6.3.2 Banks Road Structure Plan Area

Suggest amendments to the Banks Road structure plan to take into consideration joint stormwater management options in terms of stormwater easement over Lot 3 DP 486913 and the potential for staged pipe swale and detention options for future development in that area.

Identify amended road connectivity options around the Banks Road Structure Plan area based on current development proposals.

Complete extension of the Residential zone over the existing Banks Road structure plan area to the east boundary of Lots 1 and 4 DP 486913. That is in accord with the plan and agreements for public services extended through Lot 1 DP 486913 at the time of the Banks Road structure plan preparation and associated zone plan change.

6.3.5 Rural-Residential Zone (Restricted Discretionary Activity)

Support provision for Rural-Residential zone subdivision down to 5000m². Provides for more economic development allowing for high quality infrastructure and in particular roading. The lot sizes averaging 5000m² provide for road/block spacing that can be effectively split for residential development block sizes in accord with connectivity requirements. Can more efficiently provide for future residential development where appropriate.

Request that areas with future potential for development or with shape suiting 5000m² areas be identified as Rural-Residential 2, except where there are specific development restrictions or land-use separation requirements. The current Rural-Residential higher density areas do not match site attributes in many areas, particularly in Matamata township. See reviews of identified areas for Rural Residential 2 zoning.

6.3.5 (i) "Any previous restriction regarding average lot sizes from subdivision granted prior ..."

Confirm or alter so this applies to subdivision in Rural-Residential 1 and Rural-Residential 2 areas.

6.3.6 Boundary Adjustment (Controlled Activity)

This rule has been discussed previously in that it is rarely used. The criteria around the change in area or frontage are too rigid. If the boundary adjustment results in lots that continue to comply with the zone area, shape, servicing and access criteria it should be applicable as a controlled activity. If the subdivision does not make non-compliance with

these criteria worse, or if it increases compliance, it should at least be a discretionary activity.

The MPDC boundary adjustment criteria is more restrictive than other District Plans in the Waikato/Bay of Plenty Region in our experience. It is not effective in the current form for the purpose intended and we request change to that rule as outlined above.

6.5.3 Subdivision for more than 10 lots

Support application of urban design criteria on larger developments for assessment purposes only. Results in unnecessary assessment in terms of infill subdivision in particular.

6.5.6 (vi) Servicing

(a) Whether the sites can be adequately managed for on-site stormwater.....

Assessment requirement for "on-site stormwater" is not appropriate in a significant proportion of the rural and rural-residential areas. For example stormwater may have drain outlets. Amend to reflect diverse circumstances.

Zoning Planning Map Changes

"Proposed Principal Road Landscaping Area" Plan MM5

Object to criteria on Broadway without further clarification of application and existing use rights.

My submission is:

See submission notes above in terms of respective areas. We are available to provide additional detail on proposals as required for assessment purposes.

I seek the following decision from the local authority:

See above requested amendments.

We wish to be heard in support of our submission.

Signature of submitter (or person authorised to sign on behalf of submitter)

BARR + HARRIS SURVEYORS LTD

A Harris

Registered Professional Surveyor

(Bachelor of Surveying, MCSNZ, MNZIS)

A.V. Holroyd

Chartered Professional Engineer

Al. Holoyd

(BSc Hons Civil Engineering, MIPENZ)

Form 5



Submission on publicly notified proposal for policy statement or plan, you change or variation Received by Planning

Clause 6 of Schedule 1, Resource Management Act 1991

15 12 16

Note

To Matamata Piako District Council

Name of submitter:

Gavin Harris - Barr and Harris Surveyors Ltd, Lesley Stanley, Darren and Toni Roa.

This is a submission on the following proposed variation or a change to an existing plan (the proposal):

Matamata Piako District Plan - Plan Change 47

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

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

Planning Maps and Rural-Residential 1 zoning over Lots 1 and 2 DP 380456, Lot 2 DPS 66165 and other rural-residential zoned sites between the Residential zoned boundary and Peria road (see attached location plan).

My submission is:

Part of the subject area including Lots 1 and 2 DP 380546 was subject to a previously approved residential development. That consent has expired however the investigation for that land development project identified practical stormwater management options for this area. The site soils have significantly lower ground water levels than the Rural-Residential zoned area south of Peria Road. The land has both ground disposal, and detention with controlled drain outlet, options for stormwater management.

Development of this area to the Rural-Residential 2 density provisions could allow for infrastructure extensions around the town boundary, such as water proposed as part of the prior development. There is a service organisation pedestrian link proposed from Peria Road through the site, that could be incorporated in Rural-Residential development.

Rural-Residential development at an average site of 5000m² allows for roading layouts based on approximately half the density of residential development (i.e. average lot dimension of say 65 metres wide by 80 metres deep would provide for parallel roads separated by approximately 160 metres (2 lots adjoining with frontage either side). That can provide for future residential road links between those roads separated by approximately 80 metres (road centreline separation). That provides an ideal width for residential sections block widths.

The road and servicing standard that can be economically established for lots with an average frontage of around 65 - 70 metres is substantially greater than that for average lot areas of 1 hectare. That provides for higher quality development and improved infrastructure for future connectivity requirements.

The subject land has greater practical development potential than the Rural-Residential 2 areas identified on Station Road in terms of the ground water table level and stormwater options. The sites identified developed to the Rural-Residential 2 standard would provide a logical transition from Residential – Rural-Residential 2 – Rural-Residential 1 and then Rural progressively north west of the Matamata township.

We seek the following decision from the local authority: Indicate Rural-Residential 2 zoning over Lots 1 and 2 DP 380546, Lot 2 DPS 66165 and other existing Rural-Residential zone 2 parcels between the Matamata Residential zone boundary and Peria Drain as indicated on the attached plan.

We wish to be heard in support of our submission.

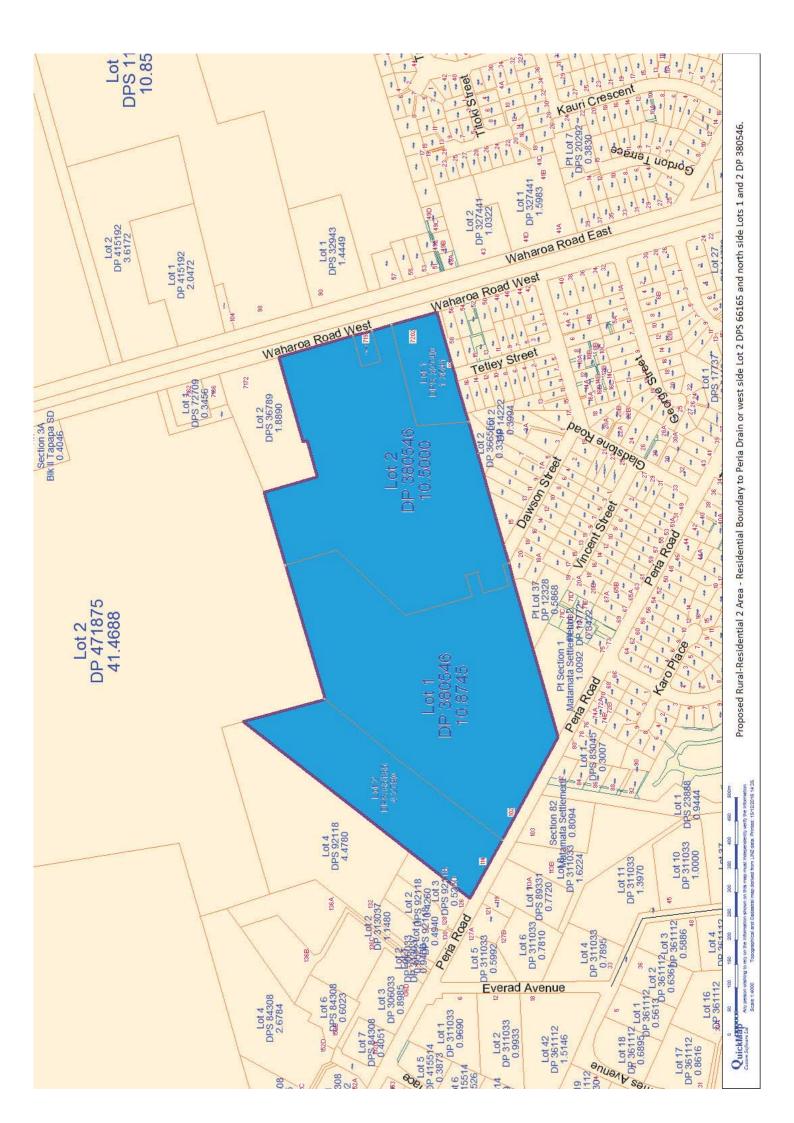
Signature of submitter (or person authorised to sign on behalf of submitter)

BARR + HARRIS SURVEYORS LTD

A Harris

Registered Professional Surveyor

(Bachelor of Surveying, MCSNZ, MNZIS)



Form 5

Submission on publicly notified proposal for policy statement of plant, Y O R S L I M I I change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To Matamata Piako District Council

Name of submitter:

Received by Planning 15.12.16

15.12.1 Note:

Gavin Harris – Barr and Harris Surveyors Ltd, George Duncan

This is a submission on the following proposed variation or a change to an existing plan (the **proposal**):

Matamata Piako District Plan - Plan Change 47

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

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

Planning Maps and Rural-Residential 1 zoning over Lot 8 DP 415514

My submission is:

Create Rural-Residential 2 zoning over Lot 8 DP 41554. Rural-Residential 2 zoning with average area of 5000m² provides for rural-residential lot areas in keeping with existing sites on Cameo Place (area range 3526m² to 4065m²) and adjoining sites on James Avenue (5210m² and 5430m²).

Lots at 5000m² average would practically fit either side of an extension of Cameo Place and would result in development with a road extension. An alternative development scenario at 1 hectare average would likely be served via right of way or other private access. For long term connectivity a public road extension is considered more advantageous. Development at 5000m² provides for more efficient use of the land and soils.

The subject site has practical stormwater management options. The existing Cameo Place development area has detention with controlled outlet to the Peria Drain. The west end of Lot 8 DP 415514 has stormwater run-off to the drain at the west boundary of the site.

It is requested that Rural-Residential 2 zoning be identified on Lot 8 DP 415514.

We wish to be heard in support of our submission.

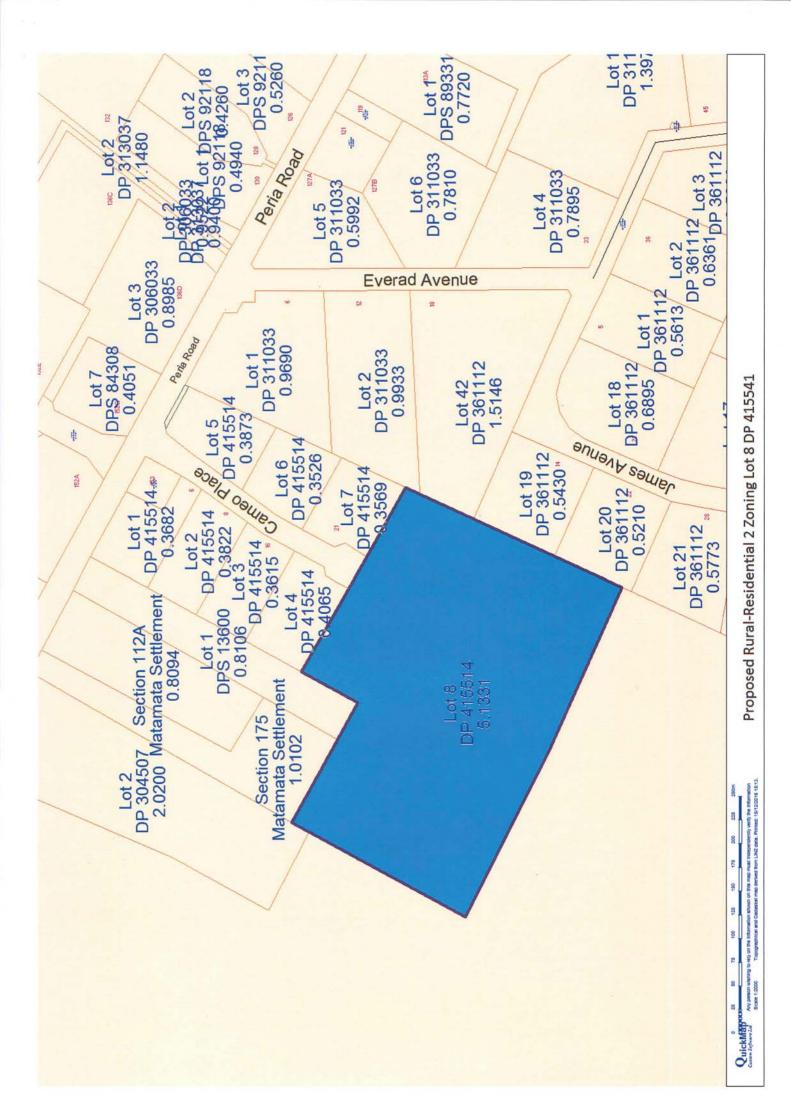
Signature of submitter (or person authorised to sign on behalf of submitter)

BARR + HARRIS SURVEYORS LTD

G.A Harris

Registered Professional Surveyor

(Bachelor of Surveying, MCSNZ, MNZIS)





Received by Planning 16.12.16 Note :

Submission on proposed Plan Change 47 to the Matamata Piako District Plan

To Matamata Piako District Council

PO Box 266

Te Aroha 3342

Sent via email to: info@mpdc.govt.nz

FROM: Ollie & Julie Carruthers and Bill & Karen Sweeny

c/- Blue Wallace Surveyors Limited

PO Box38

Hamilton 3240

(attention: Tim Lester)

Title	Plan Change 47: Plan Your Town
Address for Service	Blue Wallace Surveyors Ltd PO Bo38 Hamilton 3240 Attention –Tim Lester tim.lester@bluewallace.co.nz
Client's name	O&J Carruthers / B&K Sweeny

1.0 Introduction

Submission Context

- 1.1 Our clients, Ollie & Julie Caruthers and Bill & Karen Sweeny (collectively referred to as 'the Submitter'), own a combined 17.3ha area of land (comprising two contiguous land titles) to the south-east of Morrinsville that is suitable for the Matamata Piako District Council (Council) to rezone from Rural, to Rural-Residential in the Operative Matamata Piako District Plan (The District Plan).
- 1.2 The area of land will be referred to in this submission under the title of <u>Proposed Stockmans</u> <u>Road Rural Residential Zone</u> (or Stockmans RRZ).
- 1.3 The Submitter has resided within the Stockmans RRZ for no less than 14 years, and, over time has developed portions of the land for large lot, rural residential land use. Given the underlying (current) rural land use zone, the balance area of the proposed Stockmans RRZ area is underutilised for rural production purposes (the area contains Class 3 soils so is not considered to contain high productivity values), and presents a viable option for Council to consider appropriate rezoning as a part of the Plan Change 47 (PC47) District Plan review process.
- 1.4 In summary of this submission, the Submitter seeks to highlight the following key themes:
 - The Stockmans Road RRZ represents a viable consideration for rezoning to Rural Residential.
 - The Stockmans Road RRZ possesses many unique elements placing it above a mere speculative proposition for inclusion under PC47.
 - The Stockman Road RRZ can integrate appropriately with Council services; and hence compliment a market segment for urban growth in the Morrinsville environs.
 - The Stockmans Road RRZ concept is underlain by land owner commitment for appropriate rural-residential development.
 - The Stockmans Road RRZ can satisfy foundation objectives of proposed PC47 as indicated in high-level planning documents such as the <u>Towns Strategies</u> 2013-2033.
- 1.5 The purpose and intent of this submission will be to expand upon the key themes above and thereby contribute to Council's decision making process on PC47.
- 1.6 The Submitter has reviewed the content and supporting information provided with proposed PC47, and generally agrees with the approach taken by Council to future-proof population growth in and around the Morrinsville urban centre; however, as will be detailed in this submission, it is considered that Council has not adequately considered the geographical distribution of the proposed rural residential zone locations. Furthermore, the



submitter considers that Council has fundamentally erred in not considering the rural area to the south east of the Morrinsville Township for rural-residential land use; this is evident in the limited investigation sites for geotechnical, traffic assessments (i.e., Geotech investigated only 1 site (Horrell Road) in Morrinsville).

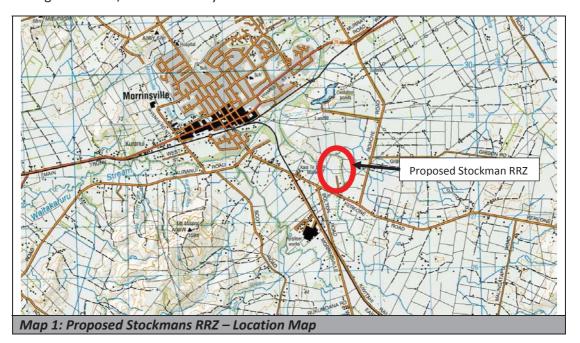
- 1.7 In consideration of the points that will be made in this submission:
 - 1. The submitter **supports** the intent of supporting information behind Rural residential plan change density in proposed PC47.
 - 2. The submitter **objects** to the current location, allocation, and distribution of Morrinsville's rural residential zones as proposed in PC47.
 - 3. The submitter seeks that council redistribute a component of the Rural residential zone yield to the area identified as the Proposed Stockmans RRZ in this written submission and graphically defined in **Attachment A** of this submission.
 - 4. The submitter seeks the following decision from Council which is to accept the area identified as the Stockmans Road Rural Residential under the PC47 district plan review process.
- 1.8 The submitter wishes to be heard in favour of their submission.
- 1.9 The Submitter is not a commercial entity therefore, it is considered that the Submitter could not gain an advantage in trade competition as a result of the decisions sought.



2.0 Stockmans Road Rural-Residential Area

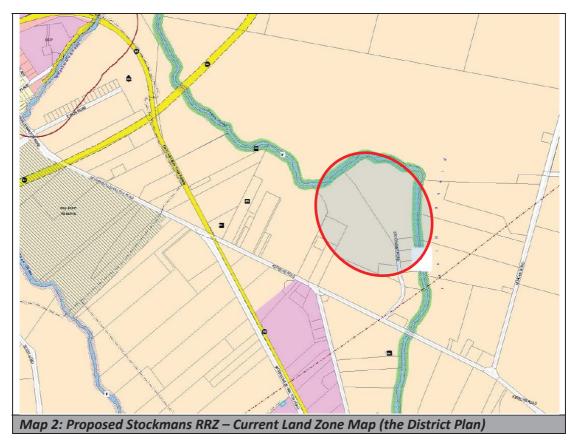
Environmental Context

- 2.1 The Stockmans RRZ is located approximately 3 km (south-east) from the Morrinsville Town Centre with a direct link from Kereone Road.
- 2.2 Stockmans Road is a 400m long cul-de-sac (constructed to Council roading standards) that intersects with a section of Kereone Road the intersection has been *upgraded* as a result of a previous subdivision of part of the site.
- 2.3 The proposed Stockmans RRZ area is approximately 17.3ha, is generally flat, and is based around a central stormwater detention lake with the dual purpose as a maintained ecological habitat/natural amenity feature.

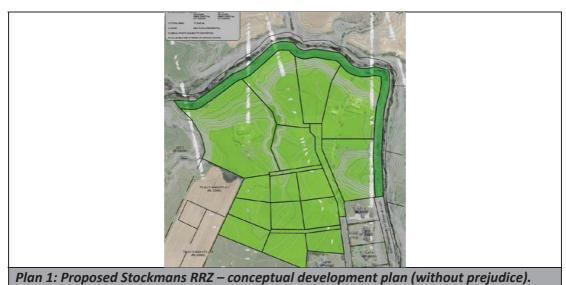


- 2.4 The proposed land use area is currently zoned *Rural* under the Matamata Piako District Plan, and has been subject to previous subdivision in 2005 (the creation of 5 *new* rural-residential land titles).
- 2.5 The primary land parcels comprising the Stockmans Road RRZ are held in two separate, yet abutting, land titles (CT 530739 and CT 530740). Legal descriptions are:
 - Lot 1 DP 434664
 - Lot 2 DP 434664
- 2.6 Registered interests on the titles do not preclude the density of further development as sought.
- 2.7 The north and east of the area is defined by a picturesque tributary section of the Piako River effectively delineating the area from rural land use to the north and east. To the west of the Stockmans RRZ is rural land that acts as a buffer to Kereone Road, as well as a section of industrial zoned land to the south.





- 2.8 The area has been subject to rural residential land development with a total of seven (7) residential land uses establishing over the past 11 years; outside of the 7 allotment boundaries of the rural residential properties, the balance land use is being used for low impact dry stock grazing.
- 2.9 As indicated above, the Submitter has interest in an area of land that is suitable for further rural-residential development on the south-east outskirts of the Morrinsville Township.
- 2.10 In consideration of the land's potential, a conceptual development plan and indicative lot yield has been prepared by the Submitter to support their sought decision from Council.





- 2.11 A larger version of the concept plan is contained in **Attachment A** of this submission. Key points to note are the potential lot yield of ~15-20 (based on Rural-residential density requirements), potential road lay out, and the provision of an esplanade reserve bordering the areas north and east.
- 2.12 The reason for the Submitter preparing the concept development plan is to relay to Council the Stockmans RRZ development viability from a future developmental perspective.

Decision Sought

That the identification of the proposed Stockmans Rural - Residential Zone as provided above is taken into consideration by Council as a part of PC47.



3.0 PC47 Submission

Scope

- 3.1 As indicated above, the Submitter has interest in an area of land that is suitable for higher rural-residential density on the south-east outskirts of the Morrinsville Township. In consideration of recent rural-residential development of a part of this land, the Submitter feels that it is appropriate for PC47 to incorporate the wider area for large lot land use development.
- 3.2 The Submitter notes that Matamata-Piako District Council has prepared a proposed plan change and supporting information to the Matamata-Piako District Plan for public consultation that does *not* include the area subject to this submission.
- 3.3 The Submitter has provided the information contained within this submission as part of a 'first round' of consultation; consequently, notification of the decision sought from Council will be provided directly to interested parties who also have made original submissions, and who will be able to support or oppose this submission through the further submission process.
- 3.4 Further to the above, the Submitter would also like consideration to be given to consultation already undertaken with the following parties (all of whom are supportive of the Stockmans Road RRZ confirmation can be made available upon request):

Name	Address
Graham and Fiona Pickett	Kereone Road / Stockmans Road
Bruce and Mary Thomas	Stockmans Road
John and Marie Watters	Stockmans Road
Brian and Julia Torrey	Stockmans Road
Lorry and Gay Lynch	Stockmans Road
Tim and Jule Armstrong	Stockmans Road
Bruce and Joan Watson	Stockmans Road

3.5 In consideration of the information disclosed in this submission, appropriate notification is provided to the community for the decision sought <u>not</u> to be deemed 'out of scope' for PC47.

Decision Sought

That the identification of the proposed Stockmans Rural- Residential Zone is not out of scope for PC47.

Change 47 - Intent

- 3.6 As indicated in the Section 32 Report, PC 47 addresses planning controls and the extent of zoning for the Morrinsville Township (amongst others). Furthermore, the s32 report states that "Council needs to ensure that the right amount of land is zoned for housing and to accommodate new business or industrial activities".
- 3.7 The Submitter acknowledges that much to the formative work for PC47 was undertaken, and provided by, the <u>Town Strategies 2013-2033</u> (these Towns being Matamata, Morrinsville and Te Aroha). The Submitter did not provide comment to Council (in 2013) in regard to the Town Strategies and consequently, did not raise awareness at the time as to the development advantages the land subject to this submission had.



- 3.8 It is noted that the <u>Town Strategies 2013-2033</u> clearly stipulates that it is not intended to be the sole basis for future plan changes consequently, this submission has been prepared to coincide with the intent of the higher-level land use strategy where applicable.
- 3.9 Notwithstanding preliminary consultation feedback, the submitter notes, and supports the following relevant sections of the *Town Strategies* relating to rural-residential development in and around the Morrinsville Township:

"Road network:

The town strategy must recognise the significance of State Highway 26 and Morrinsville-Tahuna Road as the highest order roads, by avoiding development that uses these main through-corridors for local traffic functions and by limiting the number of vehicle entrances."

"Provide a larger range of residential zoning to accommodate a spectrum of housing typologies so as to cater for the diverse needs of the community."

"Use the Piako River to define the eastern and south-eastern boundaries of Morrinsville."

"Direct rural-residential development away from high quality soils (where possible)."

- 3.10 Based on a high-level understanding of the above provisions, the Submitter confidently feels that integrating the Stockmans RRZ into PC47 will meet the purpose and intent of the plan change as indicated above.
- 3.11 Furthermore, the Submitter considers that the proposed land use change, as sought, will not only satisfy the high-level outcomes of the *Town Strategies* document, but in doing so will introduce an improved spatial distribution of rural-residential zones in the Morrinsville environs.

The submitter **supports** the criteria used to define suitable areas for Rural-Residential land use.

The submitter **opposes** PC47 in that the area identified as the Stockmans Rural Residential has not been considered or included.

3.12 To provide a more focused justification for Council's consideration of the Stockmans RRZ, the following section of this submission will articulate <u>how</u> and <u>why</u> the area can integrate successfully with PC47.

Transport

- 3.13 The strategy report (*Town Strategies*) indicates that the significance of State Highway 26 and Morrinsville-Tahuna Road as being the highest order roads in Morrinsville, and furthermore, that development using these transportation corridors are avoided (*pg 18 Town Strategies*).
- 3.14 The Submitter has reviewed the Horrell Road Transportation Strategy however, (proposed mitigation aside), the predetermined density proposed in the rural-residential plan change area seems somewhat contrary to the traffic safety intent of the *Towns Strategies*.
- 3.15 As indicated earlier, the Stockmans RRZ contains a formed and sealed internal access road that has been designed and built to Council's standards. Stockmans Road is currently being



- utilised below capacity, hence representing existing transportation infrastructure suitable for the proposed increase in density as sought.
- 3.16 Stockmans Road intersects with a section of Kereone Road (classed as an Arterial Road in the Operative District Plan), and is not identified in the strategy document as to be avoided from future development that would increase use of the transportation corridor.
- 3.17 The Submitter requests that Council consider rezoning the proposed Stockmans RRZ based on the suitable provision of existing access, as well as the ability of Kereone Road to absorb the additional traffic generation.

Decision Sought

That Council recognises transportation matters used to justify the 'preferred' Rural Residential Zone changes in Morrinsville are largely addressed in the Stockmans RRZ; and that consideration be given to formally rezoning the area as part of PC47.

Infrastructure

- 3.18 Following on from the Transportation section above, the Submitter notes that the Morrinsville plan changes, as proposed, have taken into account the cost, and viability, of Council infrastructure service provision.
- 3.19 As indicated in the *Town Strategies*, future residential development needs to be undertaken in such a way as to be reflective of existing, proposed, or 'likely' infrastructure provision. Whilst rural-residential land use development can be defined by being self-sufficient, in regard to '3-waters' infrastructure, the ability for the Stockmans RRZ to self-manage its infrastructure requirements is explicitly proven by the lot yield (as per *Attachment A*) indicative areas being suitable for on-site disposal (w/w), as well as stormwater management by virtue of the central (existing) detention pond.
- 3.20 Potable water supply can be provided to the area via existing Council infrastructure (currently constructed to the end of Stockmans Road see below), or, alternatively, through an on-site collection system (i.e., rainwater tank) with a trickle feed back-up from Council's supply.





Decision Sought

That Council recognises infrastructure matters use to justify the 'preferred' Rural Residential Zone changes in Morrinsville are largely addressed in the Stockmans RRZ; and that consideration be given to formally rezoning the area as part of PC47

Reverse Sensitivity

- 3.21 The Submitter is aware that industrial zone expansion is proposed to the south-east of the proposed Stockmans RRZ.
- 3.22 The Submitter agrees with, and supports, this growth area as it represents a logical and efficient use of land for high impact (valuable) industrial land.
- 3.23 Given the location of the industrial area expansion (proposed) to the south of Kereone Road, as well as being buffered from the Stockmans Road RRZ by rural land concerns over reverse sensitivity effects are not expected to constrain Council consideration in extending Morrinsville's Rural-Residential zone over Stockmans Road as sought.
- 3.24 To the north and east of the proposed Stockmans RRZ is a major tributary of the Piako River. This tributary is protected on both sides by mature, self-sustaining vegetation and acts as a natural buffer to rural production activities located beyond.
- 3.25 The presence of this natural feature corridor is unique to the area and acts as a natural and effective buffer between the elevated amenity of the proposed Stockmans RRZ area, and the higher impact rural land uses situated adjacent.

Decision Sought

That Council recognises that matters arising from Reverse Sensitivity can be easily be mitigated for the Stockmans Road RRZ; and that consideration be given to formally rezoning the area as part of PC47

Amenity

- 3.26 The *Town Strategies* document underpinning Council's 'preferred' rural-residential growth areas in Morrinsville specifically identifies 'high amenity' as a reason to the proposed rezoning. In particular, 'high amenity' is in principle described as 'elevated land with uninterrupted views'.
- 3.27 The Stockmans RRZ already possesses inherent qualities that meet Councils gauge for high amenity values, as the land is naturally elevated (above the Piako River tributary), and possesses 'splendid' rural vistas of surrounding areas (i.e., Kaimai Ranges, Mt Te Aroha). The area is visually protected from Kereone Road by a rural buffer, with the north and east views being enhanced by the vegetated gulley area.
- 3.28 Given the inherent amenity of the Stockmans RRZ area, the Submitter contends that rezoning the area as a part of the PC47 process represents an efficient use of land (and statutory process) that is consistent with the plan change's foundation document in regard to amenity.
- 3.29 Further to the above, and to give effect to amenity to the greater area, vesting of the extensive tributary esplanade strip to Council for public access presents an option for the



Submitter to ensure that the wider Morrinsville community benefits form the Rural-residential zoning of the area.

Decision Sought

That Council provide adequate weighting to the proposed rezoning of the Stockmans RRZ in regard to the inherent amenity provided by the area.

Vendor Willingness

- 3.30 The Submitter seeks to make Council aware that the identification of Rural-Residential land in the District Plan is only one element for the success of urban growth in the district.
- 3.31 In identifying rural residential areas in a statutory context (i.e., District Plans), the decision on whether to release this land to market by the owner represents an area of commercial uncertainty in regard to satisfying an area's 'land budget' and Council's strategic intent.
- 3.32 By virtue of the Submitter providing this input into PC47, it is implicit that there is a desire on behalf of the landowners to responsively enable future development to the south-east of the township.
- 3.33 Issues of 'land banking' the Stockmans RRZ will not be experienced, thereby providing Council with certainty that land budgeting and the provision of a sought after¹ supply of housing stock will be achieved.

Decision Sought

That Council provide adequate weighting in their decision on whether to rezone the area to Rural-Residential based on the current owner's willingness to enable development capacity as sought by proposed PC47.

4.0 Plan Change 47 Population Growth (Morrinsville).

Rural-Residential Zone Land Transfer

- 4.1 Having briefly provided the inherent benefits in support of the Stockmans RRZ (or *why* Stockmans Road RRZ should be considered) the following section of this submission outlines *how* consideration could be given within the context of PC47 defined parameters.
- 4.2 The Submitter has reviewed the *Town Strategies* and section 32 report for proposed PC47 and agrees in principle that the Morrinsville area's residential rezoning quantum, as proposed, will assist in meeting current and future land use demand for Morrinsville in that the right amount of land is zoned for housing.
- 4.3 Whilst the submitter supports the scale and intent of PC47, it is considered that the geographical areas strategically earmarked for higher density have not effectively distributed the Rural-Residential land allocation, nor provided enough consideration to alternative areas.

¹ The Submitter has discussed the housing and property market with local real estate professionals. Feedback has been overwhelmingly positive to the demand of rural-residential property in such close proximity to Mornisville.



- 4.4 As indicated in Council's census data for Morrinsville, approximately 55 new dwellings, per annum, could be required over the life of Councils Towns Strategies (by 2033). A driver for such population growth is that of the 50+yo demographic.
- 4.5 The Submitter has resided in Morrinsville for 40 years and understands the areas agricultural communities, as well as the succession plans of a maturing rural land owner base. Based on this consideration (and as verified through discussions with real estate professions in the area), impending retirees are seeking to scale down, or absolve themselves of their farming activities, whist simultaneously wishing to retain a rural amenity lifestyle.
- 4.6 In consideration of the above market segment trend, reallocating an appropriate yield of rural residential land budget (as currently is *clustered* to the north and west of the Morrinsville Township) would provide 'choice' to elements of the maturing agricultural sector, thereby enabling variations to be considered as to where in the Morrinsville area this population segment may like to settle.
- 4.7 The applicant considers that the Rural-Residential yield quantum for Morrinsville is appropriate, given population growth projections; however, clustering such growth to the north of the Township is considered to overtly constrain market choice and not represent sustainable land management. Such constraint is also considered to be contrary to objectives of the Town Strategies, particularly where the document it states: "Provide a larger range of residential zoning to accommodate a spectrum of housing typologies so as to cater for the diverse needs of the community".
- 4.8 As provided by the Submitter in **Attachment A**, a yield of \sim 15 20 rural residential lots could feasibly be provided within the Stockman RRZ. Such a yield takes full advantage of the areas inherent advantages addressed in the previous sections of this submission.
- 4.9 Furthermore, it is considered by the Submitter that transferring the equivalent of 15-20 large lot rural residential dwellings from either the Horrell Road of Sunridge Park proposed rural residential zones (or elsewaher), will be within keeping with the *Town Strategies* growth projections whilst simultaneously ensuring that rural residential surplus land does not significantly outstrip demand.
- 4.10 The Submitter contends that an appropriate mechanism to ensure sustainable development within the Stockmans RRZ occurs, would be to develop an appropriate structure plan to the area prior to development.

Decision Sought

That Council transfer the developable area equivalent of 15-20 Rural-Residential dwellings (1 dwelling per lot) from the 'preferred Rural-Residential plan change areas – and redistribute the allowance in to the Stockmans RRZ. Post Rezoning, development within the Stockmans Rural-Residential Zone will be subject to an approved Structure Plan which pulls together the areas inherent development potential.



5.0 Submission Summary & Conclusion

- 5.1 The Submitter owns land that is located approximately 3km south east of the Morrinsville Township that possesses elements favourable for Rural-Residential land use.
- 5.2 The Submitter agrees in principle with proposed PC47 in regard to meeting future growth needs of the Morrinsville community however, it is considered that the current distribution of Rural-Residential land has not been subject to robust alternative RR zone assessment and is not well enough aligned with the strategic intent behind the proposed plan changes.
- 5.3 In consideration of high-level requirements for successful Rural-Residential zoned land, the Submitter wishes Council to integrate the area identified as the Stockmans Road Rural-Residential Zone in to PC47. Upon integrating the proposed area into the Rural Residential Zone, a more effective response to Rural-Residential choice will be enabled through the plan change process.

The Submitter wishes to present evidence at the Council planning hearing for PC47



Attachment A: Conceptual Scheme Plan for the Stockmans Road RRZ





Form 5

Submission on publicly notified proposal for policy statement or plant, YOR

change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

Received by Planning 16.12.16 Note :

To Matamata Piako District Council

Name of submitter:

Gavin Harris – Barr and Harris Surveyors Ltd, Karen and Bill Sweeney, Julie and Oliver Carruthers

This is a submission on the following proposed variation or a change to an existing plan (the **proposal**):

Matamata Piako District Plan - Plan Change 47

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

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

Planning Maps and Rural-Residential 1/2 zoning over the properties shaded blue on the attached location diagram.

This submission is presented on behalf of the owners of Lots 1 and 2 DP 434664. The purpose of the submission is to request rural-residential zoning over properties on the north side of Kereone Road at rapid numbers 3B-93 Kereone Road, and the properties adjoining Stockmans Road.

The subject properties are bound by the Piako River to the north and east, the rail corridor to the west, and Kereone Road to the south. The sites are located to the east of the Morrinsville urban area and north of the Industrial zoned land south of Kereone Road.

The soils across the properties are classified as class II in the NZ Land Resource Inventory worksheets. The titles range from approximately 2000m² to 11 hectares. The average area of the titles is approximately 2.23 hectares (i.e. 26 titles over total area of approximately 58 hectares.). The properties are zoned Rural. As the sites are bound by the Piako River to the north and east, and roads and rail to the south it is not practical to aggregate the sites with other "productive" size rural properties.

Stockman Road was created as part of a rural-residential and small rural lot subdivision in 2005. Stockmans Road was formed to public road standard and vested at that time. The sites to the west of the Stockmans Road development area include current or former Maori land holdings. The sites are variously used for rural lifestyle purposes, and lower intensity rural land uses such as stock gazing.

The subdivision off Stockmans Road vested an esplanade reserve along the Piako River. Zoning of the land for rural-residential purposes could provide for vesting of the esplanade reserve back toward the Morrinsville township edge. As the parcels created would be expected to be less than 4 hectares, vesting of the esplanade reserve at a width of 20 metres could be required without need for compensation. Zoning of this land as Rural-Residential could provide dual benefits of providing for Rural-Residential demand on land compromised for traditional rural production purposes based on land area, while

providing for environmental and public use benefit in terms of an esplanade reserve connecting the Morrinsville township via a Piako River walkway. As noted the walkway land could be achieved at no public cost.

Traffic and access effects of rural-residential subdivision could be mitigated by identifying a road connectivity plan for the end of Stockmans Road extending west of Kereone Road. Additional road connection points could be identified at optimal locations on Kereone Road to meet intersection separation and visibility goals.

The proximity of the site to the Piako River provides a practical solution for stormwater management. Development effects could be mitigated by detention and treatment of stormwater (swale treatment) with controlled discharge to the Piako River or conventional drains. On-site domestic wastewater disposal is practical in the local soils.

Public water services are located on Kereone Road and Stockmans Road. Those services could be extended into the rural-residential area subject to infrastructure capacity analysis.

Rural-Residential zoning in this area would provide for efficient use of the land resource in the context of the existing infrastructure and natural environment. The zoning would provide a logical transition from Industrial zoning across Kereone Road, and to Rural across the Piako River. The zoning of Rural-Residential east of the rail corridor provides an urban expansion area west of the railway through to the east edge of the Morrinsville Residential zoned area.

The primary interest of the submitters is for re-zoning of the land held in Lots 1, 2 and 4 DP 434664. Barr and Harris Surveyors Ltd assessment is that in terms of a cohesive development east of Morrinsville that re-zoning could be best considered over the group of properties shaded in blue on the attached location diagram titled "Rural Residential Zone 1/2 Proposal, Stockmans Road and Kereone Road, Morrinsville East.

Outcome sought:

Rural-residential zoning over properties on the north side of Kereone Road at rapid numbers 3B-93 Kereone Road, and the properties adjoining Stockmans Road being the areas shaded in blue on the attached location diagram titled "Rural Residential Zone 1/2 Proposal, Stockmans Road and Kereone Road, Morrinsville East.

We wish to be heard in support of our submission.

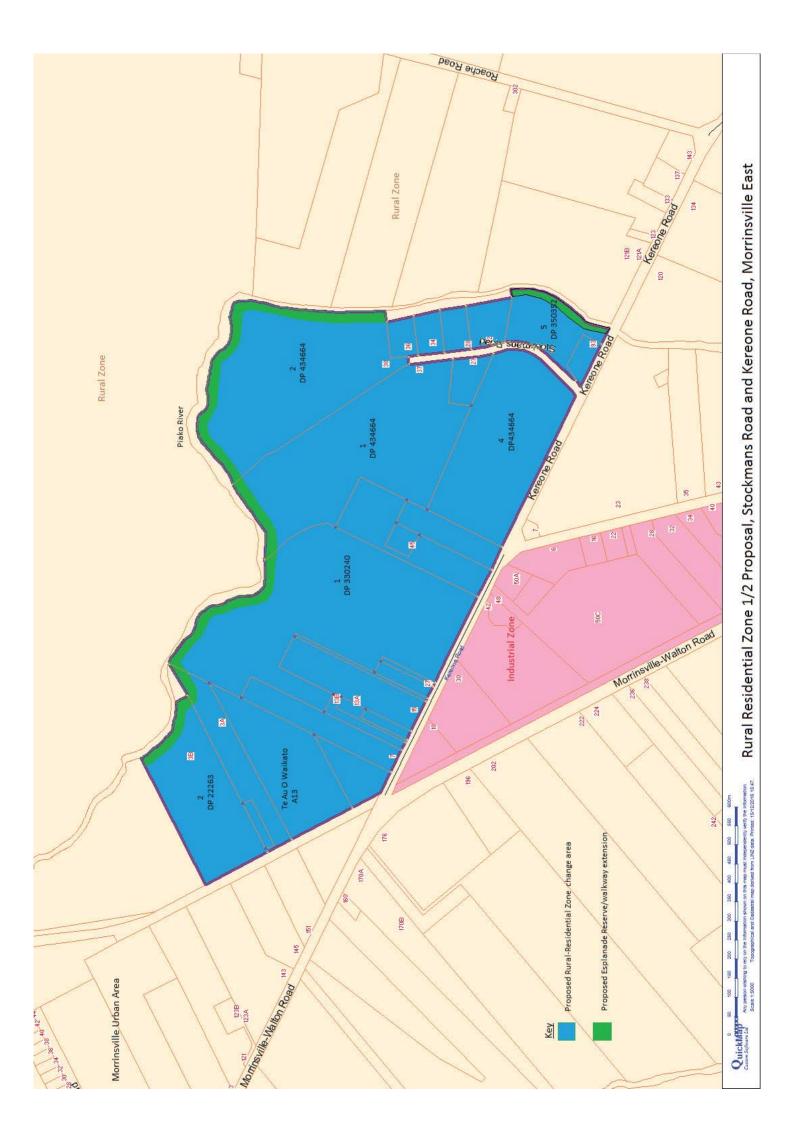
Signature of submitter (or person authorised to sign on behalf of submitter)

BARR + HARRIS SURVEYORS LTD

GA Harris

Registered Professional Surveyor

(Bachelor of Surveying, MCSNZ, MNZIS)



Submission No: 48



SURVEYORS | RESOURCE CONSULTANTS LAND DEVELOPMENT ENGINEERS | PLANNERS

14 December 2016

ref: 3627 - Calcutta Farms - PC47

Matamata Piako District Council PO Box 266 Te Aroha 3342 Received by Planning 15.12.16 Note:

RE: Submission to Plan Change 47 – Plan Your Town

Name of submitter:

Calcutta Farms Limited C/- Birch Surveyors Limited PO Box 13185 Tauranga 3141

This is a submission on the proposed Plan Change 47 – Plan Your Town. I confirm that the submitter could not gain an advantage in trade competition through this submission.

The submitter is directly affected by the Plan Change on matters that do not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that this submission relates to are the extent of the proposed additional "Residential Zoned" land supply, and "Future Residential Policy Area", as shown on proposed planning maps MM1 to MM6. Our submission is that the plan change in its current form be opposed. The reasons for opposition are attached to this letter but can be summarised as follows:

- The Section 32 Analysis is based on population projections prepared in December 2014. This data does not reflect current 2016 analysis;
- The Section 32 Analysis is based on incorrect population projections resulting in the assessed land budgets being in-correct;
- The Section 32 Analysis does not include sufficient detail to understand alternative sites considered for residential zoned land, in particular, the Section 32 Analysis does not demonstrate sufficient consideration has been given to the submitters land.
- The Section 32 Analysis does not include sufficient detail to demonstrate why Option 2 prevailed over the alternatives considered (which are not detailed);



- The Section 32 Analysis does not include sufficient detail to understand infrastructure costs (although a latter Infrastructure and Funding Paper has been released, dated 25 November 2016);
- The submitter owns land connected to existing residential zoned and developed properties, that is readily available for development, with little cost to the Council. This submission seeks this land be re-zoned to Residential;
- The addition of the submitters land to the residential land supply will not result in a un-natural and un-warranted extension to the existing urban landuse of Matamata.

The submitter seeks the following decision from the local authority:

THAT the plan change be amended to extend the residential land zoning in the manner depicted on the attached Development Concept Plan prepared by Birch Surveyors.

The submitter wishes to be heard in support of their submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yours faithfully, Birch Surveyors Ltd

Per: Carl Salmons

Branch Manager - Tauranga

DDI: 07 577 1510 Email: carl@bslnz.com Per: Taunu Manihera Senior Planner DDI: 07 577 1520

Email: taunu@bslnz.com



1 Introduction

The submitter, <u>Calcutta Farms Ltd</u>, has several land holdings within the Matamata-Piako District, some of which borders the current urban extent of the Matamata Township, in particular, Rural Zoned land adjoining the south-eastern urban quadrant of Matamata, and geographically bounded by Tauranga/Mangawhero Road, the Managawhero Stream, Banks Road and Burwood Road.

Part of their land holdings are also within the "Proposed Equine Area" shown on proposed planning Map MM1. A copy of the land holdings to which submission relates is included as **Attachment A.** The map identifies land which the submitter believes should be "**Residential Zone**" (26ha) under this plan change, and, land which should be a "**Future Residential Policy Area**" (126ha).

Prior to the notification of Plan Change 47, and through the initial consultation phase, the submitter (with the assistance of Birch Surveyors) has discussed with Council the extent of the changes proposed with particular consideration given to the Equine Zone and additional Residential Zoned land. A copy of correspondence is included as **Attachment B** for your perusal.

The submitter expresses deep frustration within the Plan Change as notified given Banks Road & their land was once the preferred option, but was then set aside in favour of Tower Road on the basis of what appears to be the ease and reduced capital cost associated infrastructure servicing.

Our previous letter to the Council dated 7 July 2016 outlined our concerns with transparency around this decision and also our expectations for a robust and detailed assessment of options within the Section 32 analysis. We are disappointed that this assessment is not apparent within the notified plan change documents.

Our review of the s.32 report indicates that the plan change is based upon four principles, two of which are:

- Ensuring that the land supply is aligned to population projections and that an oversupply is maintained; and
- Ensuring that zoned land is in the right place and that it can be efficiently connected to Council Services.

This submission can be summarised as follows:

1. This submission provides our position on the data which has been used to determine population growth, expected housing demand and the required land budget to accommodate growth. Not only does this submission demonstrate that the data relied upon is out of date, but is also demonstrates the proposed land budget is in-capable of meeting expected population growth whilst preserving an over-supply. Due to this, the proposed land budget is in-sufficient to the extent that the first principle of the plan change is not met.



- 2. To account for the under-supply of land the applicant seeks inclusion of additional land in the proposed plan change, in particular land in the vicinity of Banks Road. This submission demonstrates that the Banks Road area is a viable, cost effective option for residential development with little barriers, nor does it present environmental outcomes which cannot be managed. We also express that our client is in a strong position to develop their land and support development of other land, thus providing for the projected growth and market demand in the foreseeable future.
- 3. This submission also challenges the assessment that the Tower Road Policy Area holds a stronger position for future development than other alternative sites, noting that the S.32 does not expressly detail the alternatives and comparisons made.

The above opinions are derived from the below analysis.

NOTE: The population starting point under the S.32 alternates between 2013 and 2015. We have, for the purposes of this submission, used 2013 as the starting point given this was when the last National Census was undertaken, with actual population values (rather than projected) being available.

2 Population Projections

2.1 Rationale Population projections

<u>The Section 32 Analysis ("S.32")</u> refers to two different sets of population projection data. The main data relied upon is the report prepared by Rationale in February 2015, which has been compared to the Waikato Regional Council projections (it is assumed this is the report entitled "Population, family and household, and labour force projections for the Waikato region, 2013-2063 (2015 Update)" – prepared by the Waikato University [Dr. Michael P Cameron]) for corroborative purposes.

The S.32 considers the two reports to have similar findings, and therefore considers the Rationale report data to be reliable. Our analysis of the Rationale report (in particular Table 5) is as follows:

- Matamata makes up 23% (year 2013) to 26% (year 2045) of the Districts Population;
- The population of the entire District will increase from 32,910 to 37,248 persons over this 32 year period (a total of 4,338);
- The population for Matamata will grow from 7,657 to 9,662 (a total of 2005) over the same 32 period. This indicates that 46% of the projected population growth across the District, will occur in Matamata. Another 33% of growth will be Morrinsville, with the balance being distributed across the District
- It is projected by Rationale that 1135 new dwellings will be constructed over the 32 year period.
- This growth data (2005) vs new dwellings (1135) indicates that there would be an average of 1.76 persons per household (that figure seems conservative).



- If you compare the **Matamata** statistics under <u>Table 5</u> of the Rationale Report, to the corresponding value under <u>Table 6</u>, the average number of persons per household for the years 2013, 2015, 2025, 2035 ad 2045 is 2.3 persons. This figure aligns better with other Districts and the Town Strategies Report.

2.2 Land Budget and over supply

The S.32 method of determining land budgets appears to be broadly based on the following inputs;

- Population growth;
- Dwelling yield per hectare;
- Number of households;

What is not clear (but we expect has been considered AND should be included) is;

- Number of persons per dwelling;

Population projections are based on the Rationale Report. The expected yield is 8 dwellings per hectare (or 1 dwelling per 1250m² of land area).

According to the Rationale Report, 1135 further dwellings are required for the expected growth (2005 persons) which equates to an average of 1.76 persons per dwelling (2005 \div 1135 = 1.76)

Based on the above "yield" and "number of dwellings", a **land budget of 119ha** is required for projected growth alone.

The current land supply is expected to provided 1300 dwellings ($1300 \times 1250 =$ land budget of 162.5ha). By including the Tower Road policy area, provision for 1700 dwellings is made ($1700 \times 1250 =$ land budget of 212.5ha). These figures indicate that the Council will retain an oversupply between 36.5% to 78.5%, should the plan change be adopted as proposed.

(**NOTE:** The S.32 estimates a population growth of 1,635 persons between 2015 and 2045. The consequential increase in households over this period is 953. The average persons per household is therefore 1.72)



2.3 Land Budget Formula

Having regard to the above, the land budget formula of the S.32 report is

Population projection ÷ = Number of households

Average number of persons per dwelling

Number of households × = total land projected growth

<u>Yield</u>

<u>total land projected growth</u> x = <u>total land budget</u>

factor of oversupply

2.4 Validity of Dwelling yield and persons per household

We have asked the question of whether or not the yield and persons per dwelling is legitimate. To determine this, we have referred to the statistics within the <u>Town Strategies Plan (prepared in May 2013)</u>.

At the time that document was prepared, the population of Matamata (6821) represented 2966 households within the residential and rural residential zoned land of the town. The population and households were spread over a total of 368ha.

This equates to an average of 1 dwelling per 1230m^2 (3,680,000 ÷ 2966 = 1230). The yield within the Section 32 analysis is logical based on this data.

The population vs household statistics of the <u>Town Strategies Plan</u> indicate an average of 2.29 persons per household (6821 / 2966 = 2.29). This is above the expected values of the S.32 and Rationale Report. The difference needs to be noted as it does affect land budget projections.

2.5 Validity of Population Projections

We consider that the work of Rationale is outdated and requires review. This opinion was firstly formed on our observations of the market conditions, economy, housing supply issues nationally, and the consequential change in migration of New Zealand Residents. However to corroborate our view, we have searched out supporting analysis.

In this case, the Waikato University have undertaken further studies. <u>Through reference to the WRC population projections</u>, the MPDC has acknowledged that the studies of the Waikato University contain valid population data. It should be noted that this further work by the University has been commissioned



<u>by "Future Proof"</u>, an <u>organisation which the MPDC supports.</u> It is important to make that point clear to confirm the data holds credibility.

The further University study is entitled:

- <u>"2016 Update of Population, Family and Household, and Labour Force Projections for the Waikato Region, 2013-2063"</u> ("WU 2016 Update"). This report is dated November 2016.

A copy of this report is included as **Attachment C** and <u>supersedes</u> the previous 2015 update. Given the date of release, this report is not considered in the s.32 analysis.

The population projections provide a better spread of data. We have referred to that which we consider relevant (with a full copy being attached), this being the data contained within **Table A4 of the "WU 2016 Update"** and **Tables A1 to A4 of the "CAU Update"**. Our findings are summarised below.

Medium Variant

Referring to Table A4 of the **WU 2016 Update** (Medium Variant Column), the population of the Matamata-Piako District will increase from 32,910 persons (year 2013) to 38,314 (year 2043). The additional numbers of persons over the District is 5404.

As assessed by Rationale, a large proportion of growth will occur in Matamata (46%). This indicates that an additional 2485 persons are expected in Matamata. This differs from the Rationale report by 480 persons, and shows that projections have changed 25% since the same analysis in 2015.

High Variant

Referring to Table A4 of the WU 2016 Update (High Variant Column), the population of the Matamata-Piako District will increase from 32,910 persons (year 2013) to 41,411 (year 2043). The additional numbers of persons over the District is 8,501.

Of this number 46% of the growth will be based in Matamata, this being 3910 persons. This differs significantly from the Rationale report, with almost a 100% increase.

2.6 Revised Land Budget

Due to the difference in population projections between the Rationale Report and the WU 2016 Update, we consider that the land budget is incorrect. Using the formula prescribed above in Section 4 of this submission, our calculated land budget for projected growth and the oversupply is outlined below. There are some variables in the calculations, based on those calculated in the previous sections of this submission. These are the:

- Average number of persons per dwelling;
- The population projection; and
- The factor of oversupply;.

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All variables are accounted for in the below tables.

Table 1: Total Land Budget Medium Variant Population Growth in Matamata (2485 persons)

Α	Number of persons per household ¹	1.72	1.76	2.29	Formula
В	Number of Households	1445	1412	1085	A ÷ 2485
С	Total Land need for Projected growth (ha)	181	176	136	B × 1250
D	Total Land Budget (no policy area 36.5%				C × 1.365
	oversupply) ha	247	241	185	
E	Total Land Budget (with policy area 78.5%				C × 1.785
	oversupply) ha	322	315	242	

Table 2: Land Budget Difference

F	Total Land budget (212ha) vs 2016				C – 212
	Projected Growth needs ("C")	32	36	77	
G	Land Budget Diff. (no policy area) ha	-84	-78	-23	D - 162.5 ²
Н	Land Budget Diff. (with policy area) ha	-110	-103	-30	E - 212.5 ³

If growth is to occur in accordance with the Medium Variant projects, the "land budget" offered in the S32 report (212.5 ha incl. policy area) will account for projected growth. However, the intended factors of over-supply will not be maintained. Accordingly, the proposed "land budget" is not sufficient and does accord with the first principle of Plan Change 47.

Table 3: Total Land Budget High Variant Population Growth in Matamata (3910 persons)

Α	Number of persons per household	1.72	1.76	2.29	Formula
В	Number of Households	2273	2222	1707	A ÷ 2485
С	Total Land need for Projected growth (ha)	284	278	213	B × 1250
D	Total Land Budget (no policy area 36.5%				C × 1.365
	oversupply) ha	388	379	291	
E	Total Land Budget (with policy area 78.5%				C × 1.785
	oversupply) ha	507	496	381	

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¹ The 1.72, 1.76 and 2.29 are based on the differences between the S.32, Rationale Report and Town Strategies

² 162.5ha based on 1300 dwellings with 8 dwelling per hectare

³ 212.5ha based on 1700 dwellings with 8 dwellings per hectare



Table 4: Land Budget Difference between S.32 and Table 3

F	Total Land budget (212ha) vs 2016				C – 212
	Projected Growth needs ("C")	-72	-65	-1	
G	Land Budget Diff (no policy area) ha	-225	-217	-129	D - 162.5
Н	Land Budget Diff (with policy area) ha	-295	-283	-168	E – 212.5

With respect to tables 3 and 4 above, the proposed "land budget" of 212.5ha would not cater for the High Variant Population Growth projections. The "land budget" is also severely incapable of providing for land over-supply. Accordingly, the proposed "land budget" is under severe pressure from growth alone in this growth model, and lacks robustness in the event growth exceeds expectations. The proposed "land budget" does not meet the first principle of Plan Change 47.

2.7 Summary of findings

We acknowledge that statistics can be manipulated to suit. The purpose of the above exercise was not to identify a scenario which is more favourable to the submitter, but rather a method to demonstrate to Council that there are changes occurring in the societal make up of those towns on the fringes of main growth areas. In this case, extreme growth is occurring in Auckland, Hamilton and Tauranga. That growth is showing significant changes in population projections, over what is really a short period of time. The Rationale Report, which is fundamental tool used in the S.32 analysis, does not reflect these changes as it pre-dates the growth shift. It is offered the Rationale report along with the s.32 analysis (and land budget) requires re-visiting.

3 Suitability of Development

3.1 Infrastructure

The submitter has commissioned a report to assess the ability for additional residential land between Banks Road and Burwood Road to be serviced. The report is prepared by IPC Consultants (is appended to this submission as **Attachment D**) and considers servicing with respect to water, wastewater, stormwater and roading. The report is based on an initial investigation to rezone a wider land area to residential and in summary confirms that solutions for the proposed "Residential Zone" and "Future Residential Policy Area", can be achieved in all servicing respects.

We do however note that this submission seeks a revised extent of re-zoning. This is identified on that Birch Surveyors Concept Development Plan (**Attachment A**). The initial 26ha of land provides for 208 dwellings ($26 \times 8 - 208$). Our expectation is that the overall extent of infrastructure upgrades identified by IPC would not require adoption initially (other than stormwater), but would be realised upon development of the future residential policy area.



Our expectation for services initially is as follows, however we confirm key infrastructure services can be provided.

Wastewater – Connections to the existing infrastructure between O'Sullivan Drive and Grosvenor Drive / Ascot Place will be provided and will have capacity to service the subdivision. If upgrades are required, then this would be funded through development contributions;

Water – the existing infrastructure between O'Sullivan Drive and Grosvenor Drive / Ascot Place will be provided and will have capacity to service the subdivision. If upgrades are required, then this would be funded through development contributions;

Stormwater – Subject to the satisfactory re-zoning of this land through this plan change process, a stormwater management area within the submitters land would be provided, which then ultimately discharges to the Managwhero Stream. This is a key reason why the Council should carefully consider the provision of this area for residential extension, as the same ultimate stormwater disposal provisions do not exist for the Tower Road site, which ultimately drains into farm drains.

Roading – Road connections would be made to Burwood Road through Lot 1 DP486913. The submitter holds existing civil agreements to allow these connections to be achieved.

Power / Phone – These services can be trench within the proposed roading corridors. All discussion with respect to connections will be held with the relevant service provider.

Land Suitability – The geology of the land in the vicinity of Burwood and Banks Road provides for excellent (and cost efficient) stormwater soakage and the land is easily configured for strong road dwelling foundations. This provides a competitive advantage to the developments occurring in Tauranga South, where soakage is often non-existent and the geology is highly complex, resulting in costly subdivisions and buildings.

3.2 Cost of Development

The s.32 report provides a cost benefit / analysis with respect to the status quo, preferred option and alternatives considered. Neither the s.32 report or cost / benefit analysis provide specific details of the alternative locations considered. This makes it impossible for the submitter to understand the conclusions reached.

Subsequent to the Plan Change being notified, the Council has produced an Infrastructure and Funding Paper, dated 25 November 2016. The paper assesses the capitals works (and costs) required to service proposed areas for development. This paper again does not include an assessment of the alternative options to support the cost benefit analysis.



However, what the latter paper does identify are key influences in terms of the recommendations, these being the total cost of capital works, and the funding source for those works. It is the submitters opinion that the cost and likely funding source to develop the land related to this submission, is comparable, if not better than other proposed residential areas.

The IPC report identifies servicing solutions which in the submitters opinion, are of sole benefit to this catchment. Birch Surveyors has further identified an initial solution for the 26ha of residential zoned land. Accordingly, it is expected that the cost to develop the land is low, and that the existing rate payer will bear little to no costs associated with developing this land.

In identifying land suitable for residential zoning, the s.32 analysis has considered cost associated with servicing the particular piece of land. Where servicing costs are exorbitant, the land is deemed un-suitable as the capital cost prove the land in-efficient for development. A case in point is the development of Precinct F, which is proposed to be removed by the s.32 report.

However, those areas which require less capital investment, are seen to be more favourable, such as Tower Road. This is sensible and following this method of determining appropriate land, it is the submitters view that their land does not present costs the are excessive or disproportionate to other land proposed to be zoned residential. The land subject to this submission therefore offers a viable alternative, with equal benefits and costs to other land proposed to be re-zoned.

4 Extension of Existing Residential Area

This submission has considered the effects of re-zoning in relation to the landuse patterns of Matamata Urban area. It is the submitters view that this proposed re-zoning (incl. future residential policy area), in conjunction with the expected outcomes of the equine zone, will not result in an un-natural extension of the existing urban limits of the Matamata, and will ensure the sustainability of land resource for urban development.

Any form of re-zoning of rural land will result in the loss of production land, and potential conflict between urban activities and established rural practices. However, the extent of re-zoning proposed does not exceed that required to accommodate project population growth as referred to under Section 2 of this submission, therefore the loss of rural land is appropriate. There also remains sufficient scope for Council to introduce controls in respect of character and reverse sensitivity issues.

We confirm that the intent of the future residential policy area is not to allow for immediate development, but is proposed in similar vein to the Tower Road site. The purpose is to identify land suitable for residential development, and set expectations around expansion of the urban footprint, should development pressure demand this. This area would form part of the land budget calculation, and meet the desire of the Council to retain a "surplus". As demonstrated through this submission, the land is



suitable given its ability to be developed with little capital expenditure and cost to the ratepayer, where the timing of release is obviously dependant on market conditions.

5 Overall Statement

Matamata sits on the outer extent of three National urban growth centres, being Hamilton, Auckland and Tauranga. These growth areas are experiencing significant issues in terms of land supply and housing affordability. It is the submitters view that Matamata offers a viable, attractive, and affordable alternative to living in the main centres, with better lifestyle opportunities.

A case in point is that Matamata is 29 minutes from The Lakes in Tauranga, which is experiencing significant growth in both the residential, commercial and industrial sectors. Those developments offer employment opportunities for locals and commuters. With a quick search of realestate.co.nz, it is reasonable to expect to find a 3 bedroom house, on 1000m², for \$400k within Matamata.

It takes 19 minutes from Bayfair Mount Maunganui to reach The Lakes. Recent sales in the Bayfair area show sales of \$550k-700k for a 2-3 bedroom home on less than 400m² of land. Within The Lakes and Pyes Pa subdivision itself, prices range between \$580,000 to \$850,000 for comparable sections.

We expect over time, demand will increase with the commuter population increasing. Strategically, the NZTA see the Kaimai ranges as an important asset, which will become nationally significant in terms of access to the Tauranga Port, which will support a growing national economy. The improvement of this arterial route will again make the commute more attractive.

The opportunities presented by Matamata will only see its popularity rise, and this supports the population projections through the Waikato University. It is the submitter opinion that the Plan Change 47 as proposed, has not placed enough value on the changes occurring over the past 18 months. The pattern of migration should influence the plan change, in particular the land budgets to accommodate short term (10 year planning horizon) and long term growth (30 year + planning horizon). This submission demonstrates that there is a real likelihood of the land budget being inadequate.

This submission further demonstrates that the submitter has land which can cater for some of the deficit, which does not present significant capital costs, or costs to the existing ratepayer. The submitter also holds the view that this land is a genuine option for expanding the urban landuse pattern of Matamata.

We acknowledge that Tower Road offers a similar opportunity, and we do not seek its exclusion. However we do seek the inclusion of additional land. Should supply outweigh demand, then the market will control the release of residential land. The addition of alternatives will also provide for a competitive market, and price control, but will also avoid the need for a future plan change when demand will undoubtedly exceed supply if the current land budget is maintained.



Overall it is the submitters view that it is appropriate to re-zone the land subject to this submission to residential or future residential, and we seek amendment to the plan change accordingly.

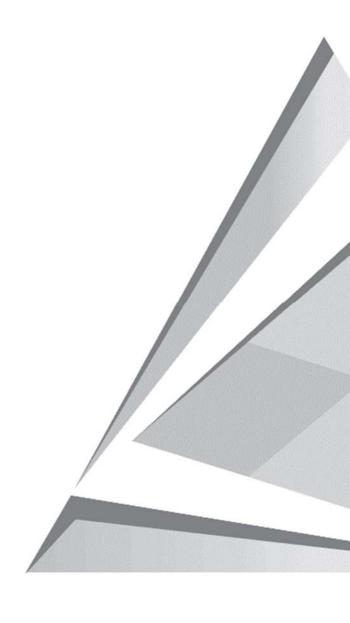
Calcutta Farms Limited

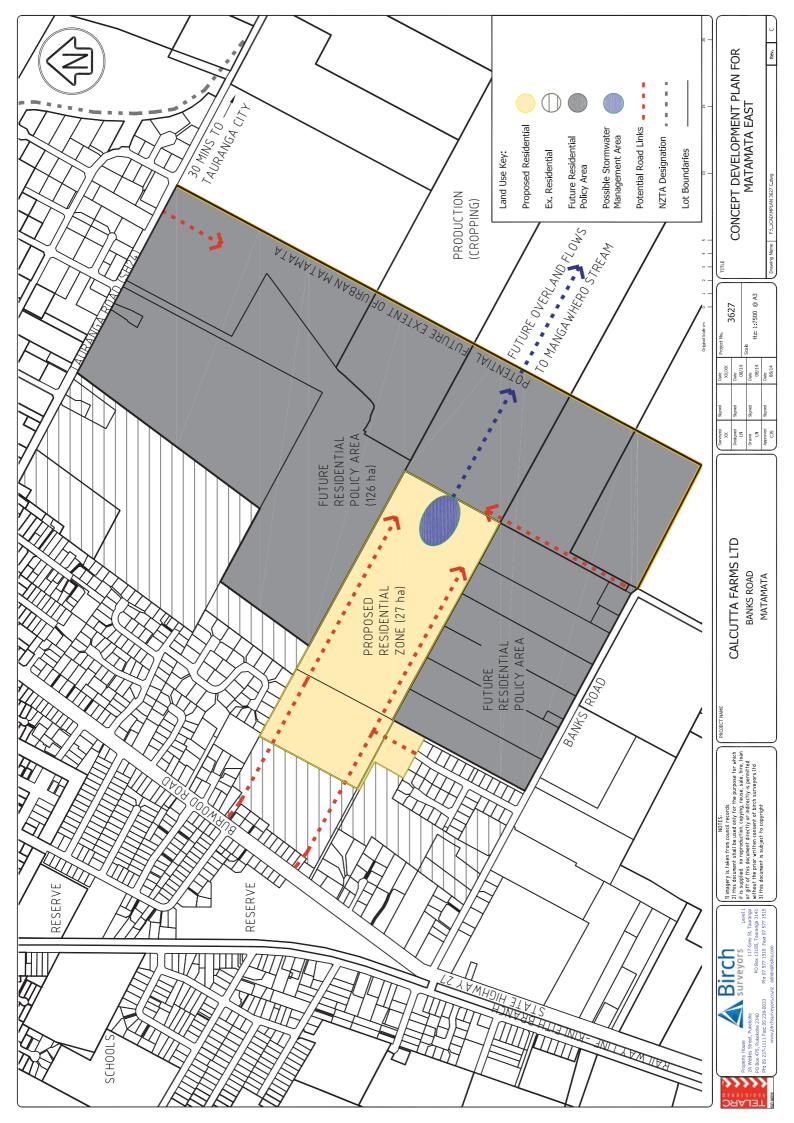
C/- Birch Surveyors Limited PO Box 13185 Tauranga 3141

Attachments:

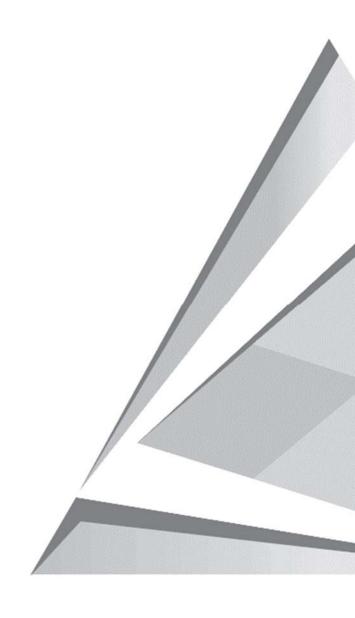
- A Development Concept Plan
- **B** Relevant Correspondence
- **C Waikato University Population Projections**
- **D IPC Infrastructure Report**

ATTACHMENT A DEVELOPMENT CONCEPT PLAN





ATTACHMENT B RELEVANT CORRESPONDANCE





Monday, 8 September 2014

ref:/3627/MPDC-1

Matamata Piako District Council PO Box 266 Te Aroha 3342

Attention: Ally van Kuijk

Dear Ally,

Re: Balle Brothers - Tauranga Road, Matamata

Thank you for meeting with us on 24th July to discuss our clients current subdivision consents and the options for further subdivision on their land on the south side of Tauranga Road, Matamata. It was a good opportunity to discuss the future development in the Matamata area and the potential options for growth.

Our clients would ultimately like to work towards relocating/transferring their currently consented lots from around the area to the Tauranga Road site or another suitable site close to town. Currently this is not provided for within the District Plan; however it is also not prohibited.

We are aware that Council are currently undertaking a District Plan review with updated Town Strategies being adopted last year. Our clients would like the opportunity to be involved in the next step of this review to help guide zoning in the Matamata area in order to achieve suitable development outcomes for the growing town, as they are a key stake holder in the development of the area.

It would be appreciated if you would add our clients via. our office to any database or contact list for inclusion in discussion around current and future Plan Changes and ongoing development of the Town Strategies for the Matamata area. Prior to the notification of any district plan changes we would greatly appreciate being involved in the drafting of the planning map updates.

We also propose to contact you shortly to arrange a time to discuss the above matters in some more detail, and begin to outline the concept planning that we are working on for the Tauranga Road site.



We appreciate your time in discussing subdivision options with us and look forward to working with Council in the future to achieve suitable outcomes for the District and our clients.

Yours faithfully, Birch Surveyors Ltd

Per: Anna Price

Resource Planner

anna@bsInz.com



Thursday, 26 March 2015 ref:/3627/MPDC-PC47-1

Ally van Kuijk/Mark Hamilton

By email to

planninginfo@mpdc.govt.nz

Dear Ally/Mark

Re: Plan Change 47 - 'Plan Your Town' (Matamata), Submission for Calcutta Farms Ltd/Balle Group

Thank you for meeting with us to discuss the above proposed Plan Change. Below is our feedback following the meeting.

Background

As you are aware, our clients Calcutta Farms Ltd. and the Balle Group are significant land owners in and around Matamata and have a 'key stakeholder' interest in the development of the district.

Calcutta Farms own a significant land holding adjoining the south eastern area of residential Matamata and as you are aware, for some time have been considering appropriate development options for the property which will balance their production activities on the site.

Plan Change 47 represents an opportunity to recognise at a town planning level the appropriateness of the western side of our client's property for residential development.

Plan Change 47/Matamata's Growth - Feedback

Firstly it must be noted that this submission represents our views and the views of our clients, and does not necessarily represent the views of other land owners affected by consequential zoning changes proposed in the submission. It is expected that further consultation will be undertaken with affected land owners through a formal plan change process.

In response to the *Plan Your Town – Discussion Paper Number 5 (Matamata)* we confirm that our clients are in support of the 'Option 2' Future Residential Policy Area and consequently do not support Option 1. However as discussed at our meeting, our clients initially considered that a rural residential area, east of the residential area of Matamata would provide a good buffer between the town and their cropping activities. As such earlier concept plans were provided to Council showing an extensive rural residential zone east of the residential zone shown as 'Option 2 – Future Residential Policy Area' on the map supplied with the discussion paper.

Following our discussion with you, where it was indicated that Rural Residential areas restricted future urban growth in Matamata, an alternative Concept Plan has been prepared and is attached. This builds on the Option 2 map, adding some more residential land eastwards to Banks Road and does not show Rural Residential zoned land. This provides for



sufficient area for a Retirement Village (a potential suitable site is indicated on the map) which would cater for a growing demand for retirement living in and around Matamata. The size of this area is similar to the existing village in Western Matamata.

A line, annotated 'Potential Future Extent of Urban Matamata' has been included east of the residential area, to indicate the practical foreseeable urban limit from our client's perspective. Between the edge of town and this limit, some mechanism to provide mitigation of reverse sensitivity effects between the cropping activities and residential activities can be established, however there is no need to address this issue in detail at this stage.

What is important in our view is for Council to actually proceed to re-zone the extended Option 2 land <u>now</u>, in order to reduce barriers to development of residential land for retirement villages and residential living which is urgently required to provide for residential growth driven both locally and by housing shortfalls in the main centres. Flagging it as a future residential policy area is an unnecessary intermediate step and will lead to more cost borne by Council and future developers.

In terms of development constraints, from our perspective there is no good reason for the land identified on our enclosed Concept Plan not to be zoned Residential. The land is well serviced by road, it is well drained and in close proximity to existing amenities. From our discussions with Council, we are not aware of any sewer capacity constraints that are not able to be overcome. Regardless, there are a number of checks and balances following a re-zoning exercise, including structure planning and ultimately resource consenting which are in place to manage the infrastructure issues.

Soils

It is important in both a planning and a practical context to consider the effects of development on the highly versatile soils which surround Matamata.

Our clients who are nationally significant growers of produce are in the best position to determine the effects on the productive capacity of the soils of subdivision as subdivision affects their livelihood. They recognise the need to balance the allowance for a town's growth with the use of the surrounding land for production. Their families and staff live in and around Matamata and as such they are passionate about ensuring that Matamata's growth is not unnecessarily restricted and in fact promoted through re-zoning where reverse sensitivity issues are considered in the process.

Demand?

If perceived demand is an issue, the zoned land will not be developed due to the obvious commercial risks however our clients are confident that over time the land will be necessary for the growth of Matamata and can easily be developed over time to meet that growth. From our perspective which is shared by our clients, physical land constraints in Tauranga and land value constraints in Auckland are forcing or leading people and families out into the rural towns within the



'Golden Triangle' area where they can achieve a better work/life balance and pay less for a higher standard of living. Matamata particularly is attractive given the high level of amenity achieved through its historic development, attractive setting plus its proximity to Tauranga, Hamilton and Rotorua.

The supporting information from key stakeholders noted below underlines this view and should be carefully considered.

Supporting Information

- Our client Kevin Balle has prepared a brief statement from his perspective as a Director of Calcutta farms Ltd and Balle Bros. Fresh Produce Ltd., which is enclosed.
- Local experienced Senior Real Estate agents from Bayleys (Rose Carnachan) and Property Brokers (Ian Morgan) have provided statements in support of Matamata's growth which are enclosed.

These independent and considered opinions from key stakeholders in the growth of Matamata underline our view that there is a strong case for an extension of the residential zone in the area identified as 'Option 2', particularly to allow for retirement living/smaller lots on a popular side of town.

Public Access

As discussed at our meeting, our clients are open to entering into discussions with Council about facilitating public access through their land to and along the Mangawhero Stream which bounds the eastern side of their property. This could form part of a future cycle way, further enhancing recreation opportunities in Matamata. Further discussion on this matter is encouraged.

Equine Zone

We have previously written to Council regarding the proposed Equine Zone to the south of Banks Road. Our clients have no issue with it in principle, however as stated in our earlier letter, when planning for a possible future Equine Zone it would be necessary to consider the current rural activities in the area, and the likely impacts on an increase in horses residing in the area; even permitted levels of noise, dust and lighting from existing rural activities may impact on a horses' environment and training activities. When council is considering the possible objectives, policies and rules of this Equine Zone it is important to consider not only the impact this zone will have on the surrounding environment, but how the established activities in the area would impact on an Equine Zone.

Suitable rules should be considered for equine related development in the area, and (future) property owners in this zone need to be made acutely aware of the potential and ongoing rural based activities in close proximity. In regard to lot size rules in the equine zone, logically these would be as large as possible to accommodate economies of scale however this needs to be debated by the Equine industry.



It is also noted that the extension of the residential zone to Banks Road would work well in conjunction with the proposed Equine Zone to the south of Banks Road, as Equine and Residential uses are relatively compatible.

Industrial and Business Zones

Our clients generally support the extension of Business and Industrial zones around Matamata.

Yard Setback Rules/Performance Standards

The proposed changes to the Yard Setback rules for the Residential and Rural Residential Zones appear logical, likewise with the proposed Urban Design performance standards subject only to a review of those proposed standards.

Conclusion

Thank you for inviting us to participate in the informal submission stage of Plan Change 47. Whilst it may seem a routine district plan update to many, our clients are of the view that the future for Matamata and the district as a whole is very bright and encourage the Council to take the opportunity seriously to provide the best possible zoning provisions for those seeking to invest in the growth of the district.

We are more than happy to discuss our thoughts with you further and if further supplementary material is required, please don't hesitate to get in touch.

Yours faithfully,
Birch Surveyors Ltd

Per: Carl Salmons

Licensed Cadastral Surveyor/Branch Manager

Ph: 07 577 1510

Email: carl@bslnz.com

Enclosures: - Statements from Kevin Balle, Ian Morgan and Rose Carnachan

- Concept Plan of Matamata East

www.birchsurveyors.co.nz

Residential Sales

Matamata Jan - Dec 2014

A total of 193 residential sales in Matamata for 2014. Houses & sections.

Number of sales per month:

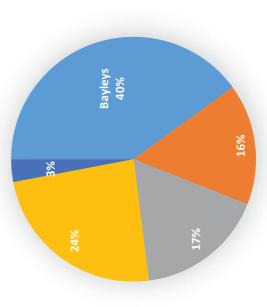
Jan - 8 Feb - 16 Mar - 15 Apr - 18 May - 19 Jun - 17 Jul - 13 Aug - 16 Sep - 18 Oct - 18 Nov - 17 Dec - 18

2014 Matamata Market Share

A simple pie graph showing the sucess of Bayleys Matamata, having sold 40% of the market share in 2014 we are confident our team will achieve the same strong results for 2015 - Join with us to create results!

Average sale price per month:

Jan - \$282,000 Feb - \$243,156 Mar - \$318,266 Apr - \$348,722 May - \$291,224 Jun - \$335,009 Jul - \$263,654 Aug - \$321,938 Sep - \$303,181 Oct - \$329,806 Nov - \$337,176 Dec - \$298,313



Purchasers are from all areas plus overseas buyers, proving what we already know This shows the Matamata real estate market is strong and buzzing with activity that Matamata is a very desirable place to call home.

Sales for 2014 - 193 Sales for 2013 - 183

■ Bayleys ■ Other 1 ■ Other 2 ■ Other 4

Bayleys Matamata

P 07 888 8850 F 07 888 7493 E matamata@bayleyswaikato.co.nz







26 March 2015

Birch Surveyors Ltd Carl Salmons PO Box 13185 Tauranga 3141

RE: Proposed Matamata Zoning

The writer works as a licensed salesperson for Bayleys Real Estate in Matamata, having worked with the agency since September 2014.

We write this letter for the purpose of providing some context from our perspective to the proposed re-zoning of the area east of Burwood Road to residential.

This submission has been prepared in consultation with various other residential agents in our Matamata office. Our Bayleys residential team hold a strong position in the Matamata market with 40% market share of residential sales in 2014 (see attached graph).

Factors influencing the growth of Matamata:

We note that Council have projected low population growth for Matamata over the next ten years. We submit that the growth projections for Matamata stipulated by Council appears to be fairly conservative. Our residential agents have observed a clear pattern of purchasers of residential properties coming increasingly from outside of Matamata. Our agents have noted several reasons drawing people to Matamata, including:

(1) Retirees:

In addition to retiring farmers moving off-farm and into town, many purchasers are retirees from other centres including Auckland and Christchurch. Many are retirees seeking an affordable property in a well-serviced, central location. Matamata's generally flat contour and central location between larger centres creates particular appeal. Matamata is also perceived as good value-for-money compared to other towns and larger centres.

(2) Buyers 'priced out' of other markets:

We are also receiving an increasing number of enquiries from people who can no longer afford to buy in Auckland, Tauranga, Hamilton and Cambridge. In Matamata, these purchasers can acquire a comparatively better property than they would for the same









price in those larger towns. Matamata seems to be perceived as the next best option for those buyers.

(3) Future development of expressway extension:

With the development of the State Highway 1 expressway extension, the commute between Matamata and other centres, particularly Hamilton, will become shorter.

(4) Future employment opportunities

With improved employment prospects, Matamata also has the potential to attract more young families into the area. Council is encouraged to give consideration to encouraging business growth that may in turn increase meaningful employment opportunities for families and young people.

Section sizes:

The most popular section size are generally 700-800m2. However, there is scope for a variety of section sizes to be offered, including those as low as 400m2 that may appeal to retirees seeking low-maintenance retirement living and larger sections for those seeking more room.

Burwood Road (East Matamata) area:

Historically, the general perception has been that the eastern side of Matamata is more desirable. Average prices between the two 'sides' of town would reflect this. The eastern side of Burwood Road also offers proximity to town. There are more amenities on the eastern side of town and older residents prefer to avoid crossing the railway line.

Should you have any enquiries, please do not hesitate to contact the writer.

Yours sincerely

Rose Carnachan

LICENSED REAL ESTATE AGENT

P 07 881 9297 M 021 112 8608

rose.carnachan@bayleys.co.nz









166 HEIGHTS ROAD RD 1 PUKEKOHE PHONE +64-9-238 5604 FAXSMILE +64-9-238 5622.

March 26, 2015

The Planners Matamata Piako District Council

The following is a brief submission on behalf of the Balle Bros Group and its related land owning identities.

The Balle Group recognized some twenty plus years ago that the soils and climate in this region have some special attributes that are required for vegetable production. In the time frame since, the Group and its associated family units have invested heavily in land and infrastructure to support its growing and marketing activities both domestically and globally. This investment by the Balle group will continue more rapidly than previously thought due to the pressures of the Auckland growth curve.

We also see that with the current unstoppable growth in population and economic activity in Auckland, that the Waikato and particularly the Matamata Piako region and its proximity to the Port of Tauranga, will become a more attractive place for all types of businesses and a place where more people will come to live and work. Certainly more Agri-Business producers and service providers will be looking at this area as a viable option.

The opportunity and challenge for the MMPDC is to foresee this potential growth and plan to cater for it. This will require good planning particularly around the fundamentals such as roading, utilities such as power, gas and water.

I believe that the population growth predictions by the Council fall well short of what will happen. Many people travel daily from the wider Waikato and Auckland regions to work in the various businesses and factories that are dotted around the district. The opportunity exists to attract these people and their families to live in the local communities where it is not only more affordable but attractive as well.

We support the Council in its endeavors to provide for growth but know that underestimation will be an opportunity lost.

Kind regards

Kevin Balle

Matamata Town Growth

1 Introduction

I am Ian Morgan born and raised in Matamata and have been involved in the local farming and transport industries over a long period of time and for the last eighteen years sold real estate throughout the district.

My present position is the Waikato Rural Manager which encompasses the management of nine rural agents and six residential agents servicing the needs of clients selling and buying their real estate assets in Matamata.

2 GROWTH

Matamata whilst being one of the last towns in the Matamata Piako District to receive the influx of Auckland buyers does enjoy the benefits associated with the influx of the national and international population wishing to live in Auckland forcing new folk into our provincial town.

It is well read and understood that Matamata is well placed geographically for many people and that many main arterial links make commuting to larger cities such as Tauranga, Rotorua and Hamilton within easy reach for people still working or the retired.

The town is well serviced with retailers as is the level of service provided for by the education and medical facilities is regarded as superior when aligned to similar sized rural towns all of this being a driving force for population growth.

Whilst the town has missed some previous business growth opportunities it is now well positioned to promote and grow these opportunities in the future being well positioned between New Zealand's two largest ports.

Transport costs are insignificant for moving product with one of the most densely used heavy transport roads running through the centre of town.

The availability of cheaper land than can be provided for by Auckland and Tauranga will eventually become attractive for new business investment in the area which will create new employment opportunities that have not been seen in the area for some time.

The Town is seeing a significant number of people from Auckland and other areas of the country looking to buy homes for retirement and or investment and this is being brought about by the above attributes a trend that I believe is starting to build real momentum and has the ability to be sustainable.

This will lead to the future need of more land suitable for residential use and the provision for a retirement village type resort with units and dwellings developed with thought put into privacy areas.

In terms of section sizes the most popular sections appear to be in the 500sqm to 800 sqm range depending on the yard building covenants that might be applied.

3 GROWTH AREA

Matamata has had a number of areas zoned residential however subdivisions have been poorly structured or developers have looked to profit at too high a rate which has seen some of these developments become unpopular with buyers.

The Eastern side of the railway line is definitely considered the residential area of the town whether buying an existing house or a section there is no clear explanation for this.

Sections need to be well priced and a mixture of sizes available with the flexibility to develop modern retirement style villages for an ageing population that has identified the Matamata area as a good place to retire.

Yours Sincerely

Ian Morgan



05 August 2015 ref:3627/MPDC-PC47-2

Mark Hamilton

By email to:

mhamilton@mpdc.govt.nz

Dear Mark

Re: Update on *Plan Your Town* – Plan Change 47 to the Matamata-Piako District Plan

Thankyou for your letter dated 24th July 2015 which provides us with an update on Plan Change 47 and a response to our submission dated 26th March 2015. Our clients, Calcutta Farms Ltd, are keen to remain involved in the consultation process and on behalf of our clients, we provide feedback on the preferred options that are of interest to them below.

Matamata

Our clients are pleased to see that Banks Road is the preferred option for the proposed 'Future Residential Policy' overlay and they reaffirm their support of this. No further detail has been provided at this stage on the proposed extent of the future residential policy area at Banks Road and our clients wish to reiterate their support of the earlier alternative concept plan we provided to Council with our submission dated 26th March 2015. This concept plan provides for sufficient area for residential dwellings and a Retirement Village (a potential suitable site is indicated on the map) which would cater for a growing demand for retirement living in and around Matamata.

It is noted that at this stage, it is proposed that the existing Rural Zone provisions will apply to any future development within the 'Future Residential Policy' overlay. It is understood that the intention behind this is to discourage the development of land within the 'Future Residential Policy' overlay until such a time that a further plan change is adopted that re-zones land within this overlay as 'Residential'. Our clients consider that this will generate a barrier to the development of the area for retirement villages and residential living which is urgently required now to provide for residential growth in Matamata. As asserted previously, by identifying the area as a 'Future Residential Policy' area, this creates an unnecessary step and will lead to

more cost borne by Council and future developers.

2

Our clients therefore maintain that there is no reason for the land identified on our concept plan not to be

zoned Residential now and we refer you to the comments provided in our submission dated 26th March 2015

regarding the suitability of the proposed land for retirement and residential development.

Equine Area

It is noted that the proposed 'Equine Area' has been expanded significantly and now covers an area located

1km around the edge of the existing race track. This covers a larger area of our clients land to the east and

north and also includes part of the area we previously proposed in our alternative concept plan to be re-

zoned as residential land in support of 'Option 2 Future Residential Policy Area' identified in Plan Your Town

- Discussion Paper Number 5 (Matamata).

As previously asserted, our clients have no objection to the proposal of an equine area in principle, providing

that in the formation of the objectives, policies and rules for the area, careful consideration is given to both

the impact the equine area will have on the surrounding environment and existing rural activities, and how

the established activities in the area would impact on the equine area. Our clients are pleased to see that it

is proposed that reverse sensitivity issues will be assessed as part of any application for an equine lot. It is

important to them that should the equine area be established, that it wouldn't compromise their ability to

continue with the current rural activities undertaken on their property.

Thankyou for providing an update to us on the status of Plan Change 47. Should you wish to discuss anything

further please don't hesitate to get in touch with either the undersigned or the Birch Surveyors Branch

Manager, Carl Salmons on 027 510 5154 or via email to Carl@bslnz.com.

Yours faithfully,

Birch Surveyors Ltd

Per: Janine Pearson

Resource Planner

DDI: 07 577 1520

Email: janine@bslnz.com



Feedback Form

Your Details (these will not be made public):

Rezoning proposal for residential land - Tower Road

Please complete the feedback form below or fill out online at http://mpdc.nz/tower. Return the completed form to any Council Office, send it to PO Box 266, Te Aroha 3342 or scan and email to submissions@mpdc.govt.nz. To enable us to progress with the Plan Change we would appreciate your feedback by 8 July 2016.

Name: Janine Pearson (Birch Surveyors L Address: PO Box 13185, Tauranga 3110	
	_
Phone: 07.577.1520	
Email: Janine a bslnz.com	_
My comments on the rezoning proposal for land at Tower Road are:	
See attached letter.	
Please attach additional comments/sheets as required.	
For office use only: RM: NAR: Container: 16/4513	





SURVEYORS | RESOURCE CONSULTANTS
LAND DEVELOPMENT ENGINEERS | PLANNERS

7 July 2016

ref: 3627 – PC47 – MPDC

Sent via email to:

Ally van Kuijk (avankuijk@mpdc.govt.nz)

Dear Ally,

Re: Plan Change 47: Plan Your Town - Rezoning for Tower Road

Thankyou for your consultation letter dated 15th June 2016 regarding Plan Change 47. As you are aware, Birch Surveyors has made a number of submissions as part of this informal consultation process on behalf of Calcutta Farms Ltd in support of the rezoning of land at Banks Road, Matamata.

In the consultation letter from Matamata Piako District Council (MPDC) dated 24th July 2015, it was stated in the table on page 2 that of the two options on the table, those options being the Tower Road and Banks Road sites, the Banks Road site was the preferred option. Subsequently, in a meeting at the MPDC offices with yourself on 28th October 2015, it was confirmed that the preferred option had changed to the Tower Road site. It was verbally indicated that this was on the basis that the Tower Road site could be serviced better than the Banks Road site. This was reiterated to us at the meeting we, along with Kevin Balle, had with the Mayor of the Matamata Piako District, Jan Barnes, and yourself on 16th December 2015.

We actually understand that the Tower Road site has very limited options for stormwater management and discharge and that there may be a requirement to discharge stormwater to surrounding farm drains which may be unsatisfactory. We consider that the Banks Road site has far better options for stormwater management, namely the ability to discharge treated stormwater to the Mangawhero Stream.

Our client is disappointed that MPDC do not appear to have given their proposal due consideration and have not provided any robust reasons from a resource management perspective as to why Council's preferred option changed from Banks Road to Tower Road.

We expect to see in the notified version of the Plan Change, a detailed and robust assessment of the alternatives considered and why those alternatives were disregarded in favour of the Tower Road site. This is required to ensure the decision-making process is open and transparent. This assessment needs to be founded on a robust argument around resource management issues.

2

Our client is frustrated with the lack of transparency around the decision-making process during this informal consultation period and request that better transparency is provided to interested parties going forward. The absence of transparency in the consultation process will discourage our client from

participating in future District Plan reviews.

We and Calcutta Farms Ltd strongly feel that the Banks Road option is a strong option for residential rezoning and that it hasn't been given due consideration as a potential option for residential rezoning. We intend to make an informed, formal submission on Plan Change 47 when it is publicly notified.

Yours faithfully,

Birch Surveyors Ltd

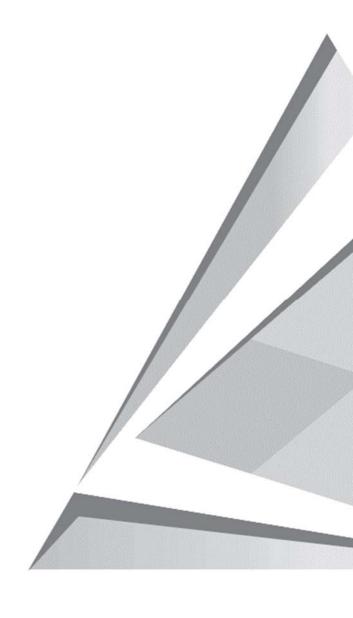
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ATTACHMENT C WAIKATO UNIVERSITY POPULATION PROJECTIONS





2016 Update of Population, Family and Household, and Labour Force Projections for the Waikato Region, 2013-2063

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Commissioned Research Report

Prepared for Future Proof

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2016 Update of Population, Family and Household, and Labour Force Projections for the Waikato Region, 2013-2063

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The views expressed in this report are those of the authors and do not reflect any official position on the part of the University of Waikato.

Disclaimer

The projections discussed in this report are based on historical data and assumptions made by the authors. While the authors believe that the projections can provide plausible and indicative inputs into planning and policy formulation, the reported numbers cannot be relied upon as providing precise forecasts of future population levels. The University of Waikato will not be held liable for any loss suffered through the use, directly or indirectly, of the information contained in this report.

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Executive Summary

This report provides an updated set of demographic projections of the Waikato Region, comprising all or parts of all of the region's eleven territorial authorities. Projections prepared for each territorial authority area include population, family and household, and labour force projections to a projection horizon of 2063.

The projections of total and age- and sex-specific populations were prepared using the standard cohort component model and using data from Statistics New Zealand. However, projections of net migration were derived using age- and sex-specific net migration rates, a significant departure from the method employed by Statistics New Zealand. Three population projection scenarios (a low-variant, a medium-variant, and a high-variant) were generated, using different (but related) assumptions about future fertility, mortality (survivorship), and net migration. Family and household, and labour force, projections were then derived from both population projection scenarios, by applying assumptions about living arrangement type rates and labour force participation rates respectively. In addition, the family and household projections explicitly account for the proportion of the population living in non-private dwellings, which is a departure from previous family and household projections, including those prepared by Statistics New Zealand.

The overall pattern of population change is one of growth followed by decline for the region as a whole, but is not followed uniformly by all territorial authorities. Four territorial authorities (Waikato District, Matamata-Piako District, Hamilton City, and Waipa District) are projected to experience population growth throughout the projection period, while most territorial authorities experience an initial increase in population (which is relatively modest for some) before experiencing later population decline. Additionally, population ageing is a significant feature of the projections for all territorial authorities.

Overall, the number of households is projected to closely follow the trajectory of the population for each territorial authority. However, there is a substantial change in the distribution of households and families, with fewer couples with children and two-parent families, and more one-parent families and one-person households.

The labour force projections show a sustained increase in the labour force to 2038, after which the labour force begins to decline. However, given the significant population ageing that the region will experience the size of the future labour force depends crucially on the incentives (or disincentives) provided for older people to remain in the paid workforce.

1. Introduction

At a meeting of strategic planners from the Future Proof partner councils (Hamilton City Council, Waikato District Council, and Waipa District Council) and other interested parties (Latitude Planning, Waikato Regional Council), it was agreed to update the earlier demographic projections initially undertaken in 2014 by the University of Waikato (Jackson *et al.*, 2014a; Cameron and Cochrane, 2014) and subsequently updated in 2015 to account for the release of 2013 Census data (Cameron and Cochrane 2015).

This report briefly summarises the Waikato 2016-update population projections for TAs in the Waikato Region. These updated projections follow the same methodology as that reported in Cameron and Cochrane (2014; 2015), thereby ensuring that the demographic projections follow an established and agreed methodology for projection of the population and labour force at the territorial authority level.

The medium-variant population and labour force projections are therefore identical to those previously reported in Cameron and Cochrane (2015). However, these updated projections differ in two important respects. First, the projections include new low-variant and high-variant population and labour force projections, which follow the same methodology as that employed in Cameron and Cochrane (2014), although with updated base population data and other assumptions based on Cameron and Cochrane (2015). Second, the method used to derive family and household projections from the population projections has been revised to explicitly account for the proportion of the population living in non-private dwellings. This latter change ensures that the family and household projections will more closely match the observed number of households and families from Census data, as well as the 'ground truth' observed by strategic planners.

This project therefore continues to build on the pioneering work by the University of Waikato on end-user informed demographic projections (Cameron *et al.*, 2008). This method explicitly incorporates local information by experts and end-users with respect to the assumptions that drive the projections. The assumptions used are therefore different from those adopted for official Statistics New Zealand (SNZ) projections.

1

¹ The 2015 update of the projections only included medium-variant projections.

The projections for the Waikato Region use the Whole-of-Waikato population model which is both incorporated into, and can be run separately from, the Waikato Integrated Scenario Explorer (WISE) model (Rutledge *et al.*, 2008; 2010). The WISE model is a systems-based integrated model that incorporates economic, demographic, and environmental components across the entire Waikato Region.

In sum, the project involved calculating population, family and household, and labour force projections for each TA in the Waikato Region, and for the region in total. These projections will feed into a follow-up report on population, and family and household, projections at the Census Area Unit level (Cameron and Cochrane, 2016 forthcoming).

The remainder of the report is structured as follows:

- Section 2 briefly summarises the data and methodology used in preparing the projections, including additional detail on the updated methodology for deriving family and household projections;
- Section 3 presents and briefly discusses the TA level demographic (population, family and household, and labour force) projections, for all (low-variant, medium-variant, and high-variant) scenarios; and
- Section 4 concludes.

2. Data and Methods

2.1 Data

The data used in the formulation of these projections were sourced from Statistics New Zealand (SNZ). This includes national and subnational data from the five-yearly Census of Population and Dwellings (1991, 1996, 2001, 2006, and 2013), national and subnational period life tables, national and subnational vital statistics data, the SNZ subnational demographic projections series, and the reported assumptions underlying those projections. In other words, the data used to develop the Waikato 2016-update projections reported here are the same as those used in the Waikato 2015-update projections reported in Cameron and Cochrane (2015). The sole exception is additional data sources from Statistics New Zealand on the number of people (by age and sex) living in non-private dwellings (see Section 2.7 below for further detail).

The boundaries for the projections are consistent with boundaries at the time of the 2013 Census of Population and Dwellings. In all cases, the projections presented in this report are only for those parts of each territorial authority that are contained within the Waikato Region. In particular, this affects Waitomo District, Taupo District, and Rotorua District, all of which have some Census Area Units that lie outside of the Waikato Region.

2.2 The Cohort Component Model

The most common methodology for population projections is the cohort component model. This is the methodology used by SNZ, the major supplier of data on current and projected population size, growth and structure for New Zealand regions and districts. In recent years new methodologies have been developed for population projections, such as stochastic and microsimulation approaches (see e.g. Dharmalingam and Pool, 2006). This report follows the methodology developed by Cameron et al. (2008) and subsequently used in Jackson et al. (2014), and Cameron and Cochrane (2014; 2015).

The general approach that was used in developing the population projections is as follows. The current population (base population) is first defined, and then assumptions are made about demographic changes to this population, using the cohort component model. This is a stockflow model that is based on the following fundamental "accounting identity" of population growth:

usually resident population in area i at the end of year t

- = usually resident population in area i at the beginning of year t
- + births to mothers residing in area i during year t
- deaths of residents of area i during year t
- + inward migration from other regions and from overseas into region i during year t
- outward migration of residents from area *i* to other regions or to overseas during year *t*

Starting with a given base year population (see below), the population twelve months later is then calculated using the equation above. This defines the base population of the following year. This procedure is repeated for each year through to the end of the projection period (the projection horizon), and separately for each sex. Separate assumptions are used for each of the demographic "drivers". Births are derived by multiplying age-specific fertility rates by the numbers of women of childbearing age (13-49). Deaths are derived by multiplying age- and sex-specific mortality rates by the numbers of people of each age and sex. Age- and sex-specific net migration is initially derived by multiplying age- and sex-specific net migration rates by the numbers of people of each age and sex. The procedure for deriving estimates of net migration is a key departure from the method employed by SNZ and involves calibration based on end-user information and additional local data, where available. The method for deriving these estimates is described in more detail below.

Demographic change assumptions, when applied to the current population, allow the calculation of possible future populations. Such calculations are referred to as population *projections* rather than population *forecasts*, because they depend on sets of assumptions and no explicit assessment is made of the relatively likelihood of the assumptions being correct in the future. Varying the assumptions across projections simply permits a sensitivity analysis that provides a relatively broad range of possible outcomes.

2.3 Base Populations

The base population used for the projections was the revised Estimated Resident Population (ERP) at 30 June 2013, as revised by SNZ in 2014. This is the same base population as used in the Waikato 2015-update demographic projections (Cameron and Cochrane, 2015). As this ERP is only reported by SNZ in 5-year age groups, the single-year age groups necessary for the population projection model were derived by interpolating the ERP for each territorial authority using the Census Usually Resident Population (CURP) counts by single-year-of-age from the 2013 Census of Population and Dwellings. Separate interpolations were undertaken for each sex.

2.4 Fertility and Mortality Assumptions

The fertility and mortality assumptions used in the projections were based on the subnational 'medium' fertility and mortality assumptions used by SNZ in their 2013-base subnational population projections. These are the same fertility and mortality assumptions as used in the Waikato 2015-update demographic projections (Cameron and Cochrane, 2015). Having considered alternative time series for fertility and mortality, we believe that the assumptions used by SNZ with respect to fertility and mortality in their subnational population projections are adequate for our purposes (see Cameron *et al.*, 2008). As SNZ use past fertility and mortality (survivorship) rates based on the official deaths and births statistics to develop their projections, the SNZ assumptions represent an appropriate starting point.

Age-specific fertility rates by single-year-of-age (of the mother) were derived by first interpolating the five-year subnational age-specific fertility rate using the national-level age-specific fertility rate profile by single-year-of-age. The resulting profiles were then scaled to match the projected total fertility rate for each territorial authority. The total fertility rate for each territorial authority was assumed to follow the SNZ projections to 2043 then remain invariant after 2043. Sex at birth was assumed to follow a constant pattern similar to past trends, with 105.5 males for every 100 females at birth.

Age-specific survivorship rates by single-year-of-age and sex were derived by first interpolating the survivorship rates from the subnational abridged life tables for each territorial authority using the national life tables by single-year-of-age. The resulting profiles were then scaled to match the projected life expectancy at birth for each territorial authority. Life expectancy at birth for each territorial authority was assumed to follow the SNZ projections to 2043 then remain invariant after 2043.

2.5 Migration Assumptions

The migration assumptions employed in the Waikato 2016-update demographic projections are the same as those used in the Waikato 2015-update demographic projections (Cameron and Cochrane, 2015). A full description of the methodology employed, including the validation and calibration of the projections is contained in Cameron and Cochrane (2014). We note here that these assumptions differ substantially from the assumptions employed by Statistics New Zealand, and it is from these assumptions that the largest differences between the Waikato

2016-update projections and the Statistics New Zealand 2013-base subnational population projections arise. For more detail on the differences in migration assumptions, see Cameron and Cochrane (2014).

2.6 Low-variant and High-variant Population Projection Assumptions

In addition to the baseline (medium-variant) projections outlined above, we present low-variant and high-variant population projections which are based on an alternative set of assumptions. The alternative assumptions for the low-variant and high-variant population projections were similar to those employed by Cameron and Cochrane (2014), but with a narrower bandwidth.

Following Cameron and Poot (2010; 2011), each age- and gender-specific rate (fertility, mortality/survivorship, and net migration) was multiplied by a shift factor. The percentage change in each of the rates is given by k, whereby k is based on a distribution for fertility, mortality/survivorship and migration. The entire deterministic path of fertility, mortality and net migration rates over the 2013-2063 projection period was shifted by the corresponding factors. In this way, setting all multipliers to zero would result in the baseline projection, and the multiplier is varied around zero to increase or decrease each rate.

Following Cameron and Poot (2010; 2011), distributional assumptions for each multiplier were based on observed data from 1950 to 2009. The fertility multiplier was assumed normally distributed with a mean zero and standard deviation of 1.25 (giving a range of about +/- 5% of the mean fertility rates). The survivorship multiplier was assumed normally distributed with mean zero and a standard deviation of 0.5 (i.e. giving a range of +/- 2% of the mean mortality rates). The net migration multiplier was assumed normally distributed with mean zero and a standard deviation of 12.5 (i.e. giving a range of +/- 50% of the mean net migration rates. In all cases, the assumed variability is similar or somewhat less than that observed over the periods since 1950 and since 1991.

When applied stochastically, these shift factors can be used to generate stochastic population projections. However, in this case the shift factors were used to generate only low and high population projections. The low-variant projections assumed one standard deviation lower fertility and net migration, and one standard deviation higher mortality. The high-variant projections assumed one standard deviation higher fertility and net migration, and one standard

deviation lower mortality.² These represent plausible alternative scenarios to the baseline (medium-variant) population projection scenario.

2.7 Family and Household Projection Assumptions

Before considering the assumptions employed in the family and household projections, some comment is necessary about the various sources of data on the historic, contemporary, and projected numbers of families and households. First, Statistics New Zealand produce counts of the numbers of families and households (by type) from the Census.³ These counts of families and households do not account for net Census undercount (see Statistics New Zealand, 2014), and will therefore be an underestimate of the actual number of families and households of each type. Moreover, they do not include counts of unoccupied dwellings.

Second, Statistics New Zealand produces family and household projections, which begin with an estimate of families and households in June 2013. This 2013 estimate is substantially higher than the Census night counts for two reasons. The first reason is, as noted above, net Census undercount of families and households. The second reason is that Statistics New Zealand family and household projections are based on methods that do not account for the number of people living in non-private dwellings, i.e. people who do not live in standard family or household units (see below for further details). Both of these reasons lead the SNZ family and household projections to overestimate the number of families and households of each type.

The theoretically correct number of families and households in 2013 is therefore likely to be somewhere between the Census 2013 count and the SNZ projections estimate. For example, according to published Census data, the number of households in Hamilton City at Census 2013 was 50,388, while the SNZ 2013-base subnational family and household projections estimate the number of households in Hamilton City in June 2013 as 54,200. Discussions with Hamilton strategic planners suggest that the number of households from the Statistics New Zealand 2013-base subnational family and household projections for Hamilton City may start from a base that is around 2,000 too high. The Waikato 2016-update family and household

² An earlier version of this report included a high-variant projection that assumed two standard deviations higher fertility and net migration, and two standard deviations lower mortality. Projections based on those alternative high-variant assumptions are available from the authors on request.

³ For example, see 2013 Census QuickStats about families and households at: http://www.stats.govt.nz/Census/2013-census/profile-and-summary-reports/qstats-families-households/tables.aspx.

projection for Hamilton City starts from an estimated 2013 number of households of 52,385, which seems to be a plausible estimate. Finally, it is worth noting that council rating databases will differ from family and household projections because the projections do not estimate the number of unoccupied dwellings, and the rating database does not account for families or households that live in primarily commercial or industrial buildings.

The Waikato 2016-update family and household projections employed a slightly different method to that used in the earlier projections. In the Waikato 2014 and 2015-update projections, the family and household projections were derived from the population projections by employing additional assumptions regarding the rates of people living in different living arrangements (e.g. couples without children, couples with children, etc.), the average number of families per household, and the average number of people per multi-person household (see Cameron *et al.*, 2007 for further details on the method). The numbers of households were then derived from the number of people in each living arrangement type. The projection assumptions in the Waikato 2014 and 2015-update projections were informed by data from the 2001, 2006 and 2013 Censuses, and based on the projections used by Statistics New Zealand in their 2006-base subnational family and household projections.

In the Waikato 2016-update family and household projections we employed an additional initial step in the method, which was to first calculate and project the proportion of the population living in non-private dwellings. Non-private dwellings include prisons, student halls of residence, rest homes, hospitals, marae, camping grounds, communes, etc. People in these living arrangements are living in neither families nor households, so it is appropriate to remove an estimate of people living in non-private dwellings from the projected population before deriving the number of families and households.

We first obtained data from SNZ on the numbers of people living in non-private dwellings by age and sex in each TA for the 2001, 2006 and 2013 Censuses. Table 1 summarises the number and percentage of the population living in non-private dwellings over these three Censuses. Many of the TAs have large proportions of the population living in non-private dwellings, and the reasons for these are mostly obvious. Otorohanga District has the highest proportion of people living in non-private dwellings in every Census, due to the small total population and

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⁴ Note that the numbers are derived from Census counts, and do not account for net Census undercount. Where household type is unidentifiable, we assume that the proportion living in non-private dwellings is the same as for cases where household type is identifiable.

the presence of Waikeria Prison (e.g. the proportion of males aged 20-24 years living in non-private dwellings was 43.4% in 2001). Similarly, Taupo District has Rangipo Prison, and the completion of Spring Hill Prison is obvious from the substantial increase in Waikato District between 2006 and 2013. Thames-Coromandel District, Hauraki District, Taupo District, and Waipa District all have substantial older populations and a number of rest homes. Hamilton City has a large student population living in student accommodation, which accounts for its high proportion of people living in non-private dwellings.

Table 1: Number and proportion of people living in non-private dwellings, 2001-2013

Territorial	2001 Census		2006 Census		2013 Census	
Authority ⁵	Number	%	Number	%	Number	%
Thames- Coromandel	1,683	6.8%	1,830	7.0%	1,473	5.7%
Hauraki	597	3.5%	300	1.7%	282	1.6%
Waikato District	894	1.8%	879	1.6%	1,995	3.3%
Matamata- Piako	525	1.8%	465	1.6%	624	2.0%
Hamilton City	4,266	3.7%	4,905	3.9%	5,064	3.6%
Waipa	1,185	3.1%	1,227	2.9%	1,371	3.0%
Otorohanga	1,041	11.4%	1,128	12.1%	792	8.6%
South Waikato	279	1.3%	267	1.2%	339	1.6%
Waitomo	321	3.5%	192	2.1%	207	2.4%
Taupo	2,421	7.8%	2,253	7.0%	1,992	6.1%
Rotorua	3,402	5.5%	3,012	4.7%	3,282	5.2%

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⁵ Numbers in this table cover the entirety of each Territorial Authority, not just those parts within the Waikato Region.

The projected number of people by age and sex living in NPDs in each TA was calculated based on the projected age-sex distribution and the average age-sex-specific rates of NPD living for each TA from the past three Censuses. This explicitly assumes that the proportion of people of each age and sex who are living in NPDs will remain constant over time, although the total number and proportion of the total population living in NPDs will change as the age-sex distribution changes over time. In particular, we expect an increasing proportion of the population to be living in NPDs over time, as the proportion of people in older age groups increases over time and older people are (in most TAs) more likely to be living in NPDs.

After projecting the number of people by age and sex living in NPDs in each TA, the projected number of people living in private dwellings was calculated (as the difference between the total population at each age and sex and the number of people at each age and sex living in NPDs). The Waikato 2016-update family and household projections were then derived using the same method as for the earlier projections, but derived from the population in private dwellings rather than the total population. The projected living arrangement type rates were updated to match those used by SNZ in their 2013-base subnational family and household projections, as were the projected number of people in each multi-person household, and the number of families per family-household.

2.8 Labour Force Projection Assumptions

The Labour Force projections were obtained by applying age- and sex-specific assumptions about future trends in labour force participation rates (LFPR) to the population projections (see Cameron *et al.*, 2007). Following Bryant *et al.* (2004) and Jackson *et al.* (2014a; 2014b), we assumed three long-run trends in labour force participation would continue into the future, specifically we assumed that: (1) age- and sex-specific participation rates increase in a linear fashion to 2033 before stabilising and remaining constant thereafter; (2) the labour force participation of prime age women increases over a twenty year period (2013-2033) so that half of the age-specific gender gap in labour force participation in 2013 is closed by 2033 (i.e. if the difference in labour force participation rates between the genders in a particular age group was six percentage points in 2013, we assume that the gap would have closed to three percentage points by 2033); and (3) current increases in labour force participation rates amongst older workers continue out to 2033 before stabilising.

In the case of the latter assumption, we essentially assume that over the twenty-year period 2013-2033 the labour force participation rate profile of those older than the age group in which peak labour force participation occurs ages by five years, e.g. in 2033 the labour force participation rates of 50-54 year olds will be equal to the participation rates of 45-49 year olds in 2013. In instances where this would result in a fall in the age specific participation rate the higher (previous) rate is used. Similarly, in applying the second assumption (on changes in the labour force participation of women), if the female labour force participation rate was higher than the male labour force participation rate in any age group the higher rate was used. This ensured that the labour force participation rate of women did not fall in any age group.

The effect of considering these three assumptions separately can be seen in the FutureProof projections (Jackson *et al.*, 2014). In this report we present only our preferred scenario, which corresponds to Scenario 4 in that report.

3. Population, Family and Household, and Labour Force Projections

This section presents the population, family and household, and labour force projections for each TA in the Waikato Region. For population, three projection scenarios are presented: (1) a low-variant population projection; (2) a medium-variant population projection; and (3) a high-variant population projection. These three scenarios should be viewed as three possible futures, based on known assumptions about future fertility, mortality and net migration, and should not be interpreted as forecasts of future population. However, as noted in the earlier projection reports (Cameron and Cochrane 2014; 2015) the projection assumptions are based on a continuation of previous population trends that can reasonably be expected to continue into the future. The family and household projections and labour force projections are also each presented for both scenarios.

All projections are presented in diagrammatic form ⁶ – tables showing the population projections numerically are included in Appendix I, which are also available using the Waikato Integrated Scenario Explorer Software (Rutledge *et al.*, 2008; 2010). Tables showing the family

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⁶ In the figures for the family and household projections, the difference between the sum of the four categories presented (couples with children, two-parent families, one-parent families, and one-person households) and the total number of households is made up of the number of 'other multi-person households', as well as accounting for the number of households which contain more than one family.

and household projections numerically are included in Appendix II, and tables showing the labour force projections numerically are included in Appendix III.

3.1 Population, Family and Household, and Labour Force Projections for Thames-Coromandel District

Figure 1 presents the 2013-base population projections for Thames-Coromandel District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Thames-Coromandel District is 27,340. Under the medium-variant population projection scenario, the population increases to a peak of 29,316 in 2034 before declining to 22,197 in 2063. The medium-variant projection appears to reasonably closely follow the recent trend in the Thames-Coromandel District population, with annualised population growth over the period 2013-2031 of 0.38% per year, similar to the 0.43% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population mostly decreases over the entire projection period, to 17,552 in 2063. Under the high-variant scenario, the population increases to a peak of 32,838 in 2041 before declining to 28,058 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks below the medium-variant projection presented here, with the SNZ high-variant similar but slightly above the Waikato 2016 medium-variant scenario. The SNZ population estimates for 2013-2015 are similar to the values projected in the Waikato 2016 high-variant scenario.

Figure 2 disaggregates the components of population change for Thames-Coromandel District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive until 2034. This is made up of net inward migration (more in-migration than out-migration), but offset by natural decrease (more deaths than births). Net migration peaks in 2021 then starts to decline, and eventually becomes negative from 2049. Natural decrease remains throughout the projection and increases in absolute terms from a net loss of between 85 and 90 people per year over the period 2013-2018 to a net loss of between 310-330 people per year over the period 2058-2063.

Figure 1: Population projections for Thames-Coromandel District, 2013-2063

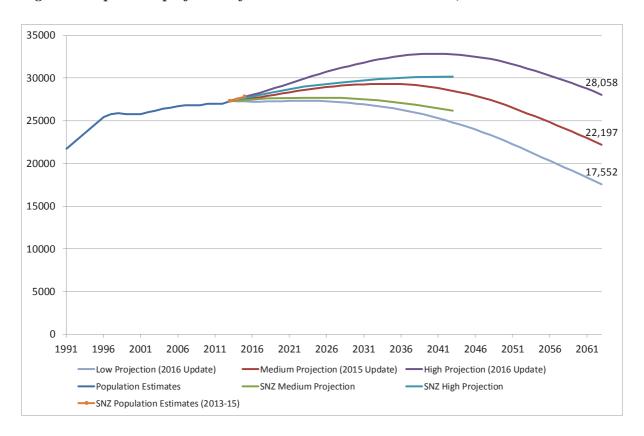
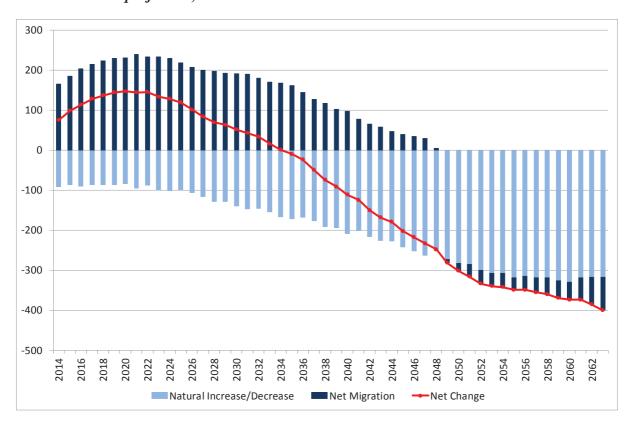
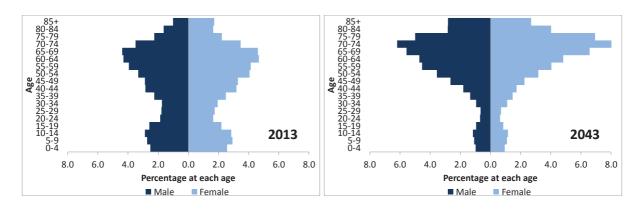


Figure 2: Projected components of population change for Thames-Coromandel District, medium-variant projection, 2014-2063



The age structure of Thames-Coromandel District is one of the oldest in the region, as shown in Figure 3. In 2013, 26.5 percent of the population are aged 65 years and over, and this is projected to increase to 50.9 percent by 2043. This old age profile leads to the natural decrease shown in the previous figure, and the rapid ageing of the population contributes to both the increasing natural decrease and the decrease in net migration.

Figure 3: Age-sex structure for Thames-Coromandel District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Thames-Coromandel District is shown in Figure 4. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 11,607 in 2013 to a peak of 14,200 in 2037, before declining to 11,254 in 2063. The number of one- and two-parent families decline fairly consistently over the projection period, while the number of couples without children increases to a peak of 6,439 in 2041 before declining. The number of one-person households peaks in 2045 before declining. The low-variant family and household projection (by type) for Thames-Coromandel District is shown in Figure 5. In terms of total households, the projection increases relative to the low-variant population projection, with the total number of households increasing slightly to a peak of 12,901 in 2031, before declining to 8,923 in 2063. The high-variant family and household projection (by type) for Thames-Coromandel District is shown in Figure 5. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 16,147 in 2044, before declining to 14,186 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 4: Medium-variant family and household projections for Thames-Coromandel District, 2013-2063

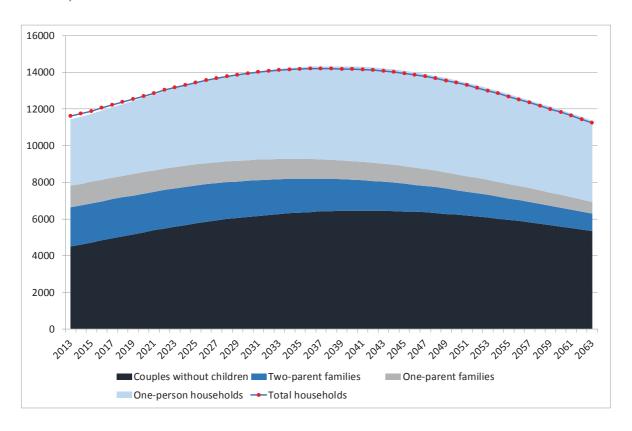


Figure 5: Low-variant family and household projections for Thames-Coromandel District, 2013-2063

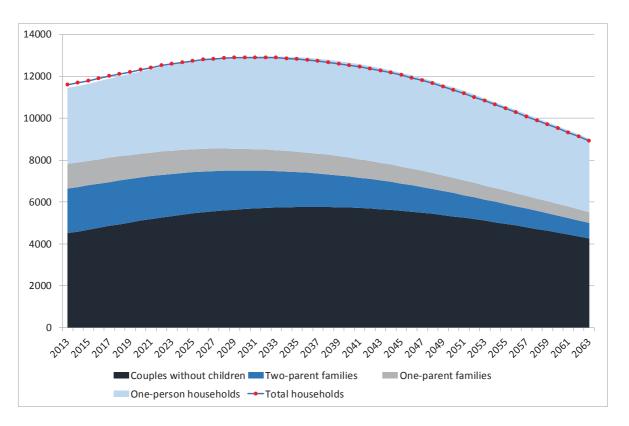
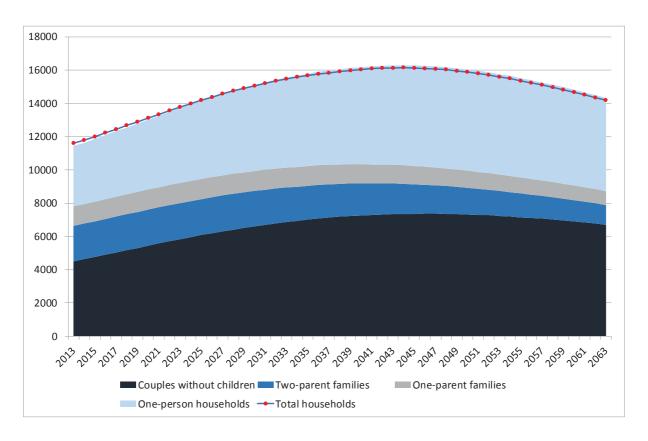


Figure 6: High-variant family and household projections for Thames-Coromandel District, 2013-2063



The labour force projections for Thames-Coromandel District are shown in Figure 7. The estimated labour force in June 2013 is 13,305. In the medium-variant projection, the labour force grows to a peak of 15,712 in 2038 before declining to 10,404 in 2063. In the low-variant projection, the labour force grows to a peak of 14,324 in 2028 before declining to 8,183 in 2063. In the high-variant projection, the labour force grows to a peak of 17,582 in 2038 before declining to 13,216 in 2063.

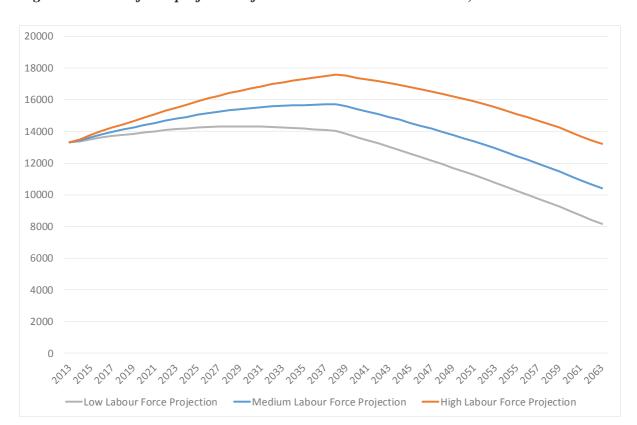


Figure 7: Labour force projections for Thames-Coromandel District, 2013-2063

3.2 Population, Family and Household, and Labour Force Projections for Hauraki District

Figure 8 presents the 2013-base population projections for Hauraki District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Hauraki District is 18,620. Under the medium-variant population projection scenario, the population increases to a peak of 19,572 in 2034 before declining to 15,520 in 2063. The medium-variant projection appears to slightly exceed the recent trend in the Hauraki District population, with annualised population growth over the period 2013-2031 of 0.26% per year, larger than the 0.02% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population decreases over the entire projection period, to 12.479 in 2063. Under the high-variant scenario, the population increases to a peak of 21,642 in 2040 before declining to 19,312 in 2063. In comparison, the SNZ 2013-base medium-variant projection is similar to the medium-variant projection presented here up to about 2021 before falling away to become more similar to the

low-variant projection, while the SNZ high-variant is similar but slightly above the Waikato 2016 medium-variant scenario. The SNZ population estimates for 2013-2015 are above the Waikato 2016 high-variant scenario.

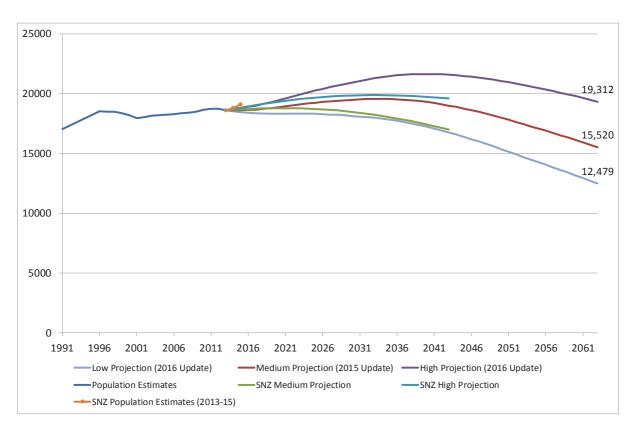
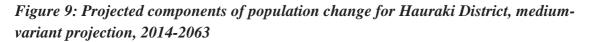
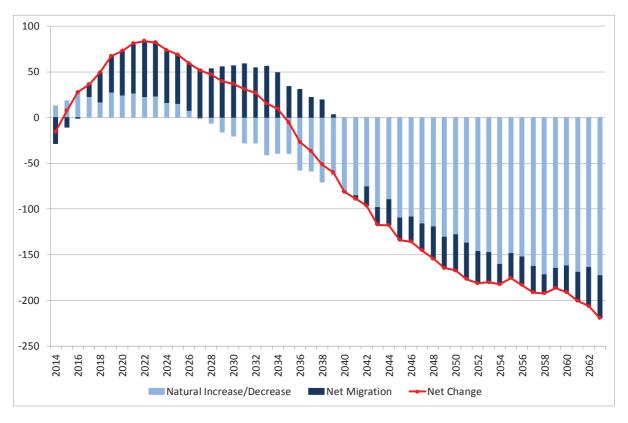


Figure 8: Population projections for Hauraki District, 2013-2063

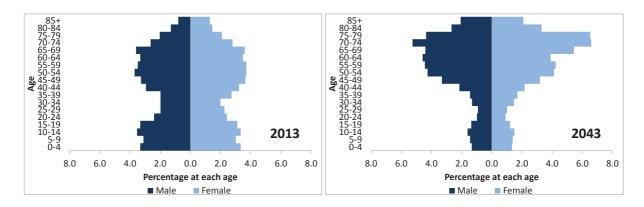
Figure 9 disaggregates the components of population change for Hauraki District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is mostly positive (except for the first year of the projection) until 2034. This is made up of net inward migration (more inmigration than out-migration), and natural increase (more births than deaths). Net migration peaks in 2022 then starts to decline, and eventually becomes negative from 2040. Natural increase turns to natural decrease (more deaths than births) in 2027, after which natural decrease increases in absolute size throughout the projection period, becoming a net loss of around 170 people per year by 2058-2063.





The age structure of Hauraki District is also one of the oldest in the region, as shown in Figure 10. In 2013, 21.6 percent of the population are aged 65 years and over, and this is projected to increase to 42.7 percent by 2043. This old age profile leads to the eventual natural decrease shown in the previous figure, and the rapid ageing of the population contributes to both the increasing natural decrease and the decrease in net migration.

Figure 10: Age-sex structure for Hauraki District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Hauraki District is shown in Figure 11. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 7,668 in 2013 to a peak of 9,519 in 2040, before declining to 8,047 in 2063. The number of two-parent and oneparent families both peak in 2018 before declining consistently over the remainder of the projection period. The number of couples without children increases to a peak of 2,873 in 2043 before declining, while the number of one-person households peaks in 2047 before declining. The low-variant family and household projection (by type) for Hauraki District is shown in Figure 12. In terms of total households, the projection increases relative to the low-variant population projection, with the total number of households increasing to a peak of 8,667 in 2034, before declining to 6,514 in 2063. The high-variant family and household projection (by type) for Hauraki District is shown in Figure 13. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 10,712 in 2046, before declining to 9,944 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

The labour force projections for Hauraki District are shown in Figure 14. The estimated labour force in June 2013 is 8,974. In the medium-variant projection, the labour force grows to a peak of 10,794 in 2038 before declining to 7,813 in 2063. In the low-variant projection, the labour force grows to a peak of 9,852 in 2033 before declining to 6,236 in 2063. In the high-variant projection, the labour force grows to a peak of 11,944 in 2038 before declining to 9,790 in 2063.

Figure 11: Medium-variant family and household projections for Hauraki District, 2013-2063

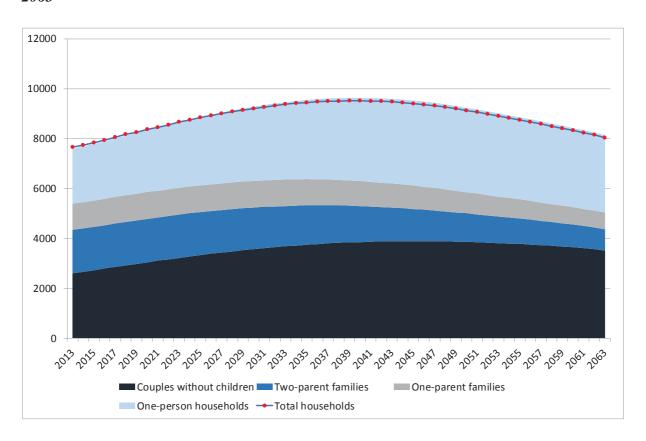


Figure 12: Low-variant family and household projections for Hauraki District, 2013-2063

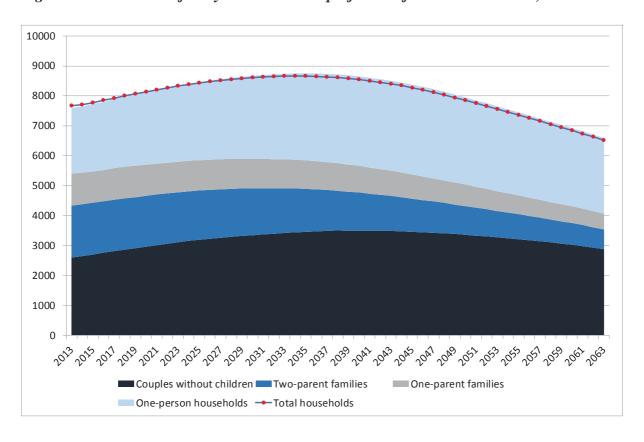


Figure 13: High-variant family and household projections for Hauraki District, 2013-2063

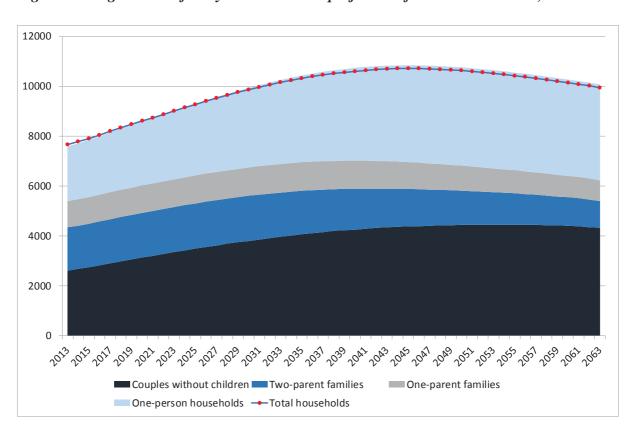
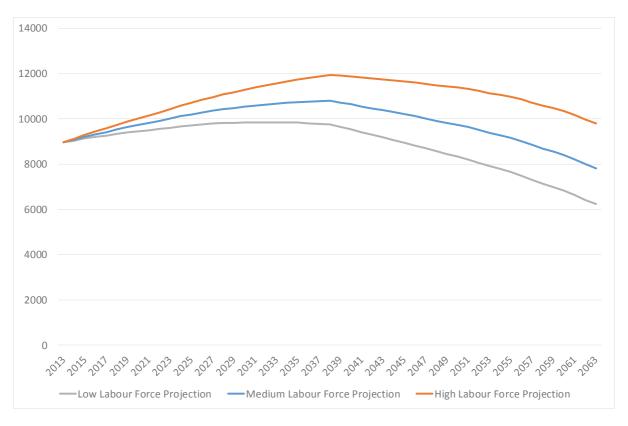


Figure 14: Labour force projections for Hauraki District, 2013-2063



3.3 Population, Family and Household, and Labour Force Projections for Waikato District

Figure 15 presents the 2013-base population projections for Waikato District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Waikato District is 66,530. Under the medium-variant population projection scenario, the population increases over the entire projection period, with a projected population in 2063 of 116,370. The medium-variant projection appears to reasonably closely follow the recent trend in the Waikato District population, with annualised population growth over the period 2013-2031 of 1.59% per year, similar to the 1.46% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population increases over the entire period to a population of 96,377 in 2063. Under the high-variant scenario, the population increases over the entire period to a population of 140,509 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks very similar to the low-variant projection presented here, with the SNZ high-variant very similar but slightly above the Waikato 2016 medium-variant scenario. The SNZ population estimates for 2013-2015 are above the Waikato 2016 high-variant scenario.

Figure 16 disaggregates the components of population change for Waikato District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive over the entire projection period. This is made up of substantial net inward migration (more in-migration than out-migration), and natural increase (more births than deaths). Net migration peaks in 2033 then starts to decline, but remains positive throughout the projection period. Natural increase peaks in 2025 then also starts to decline, falling much more substantially than net migration, eventually becoming natural decrease from 2057 onwards.

Figure 15: Population projections for Waikato District, 2013-2063

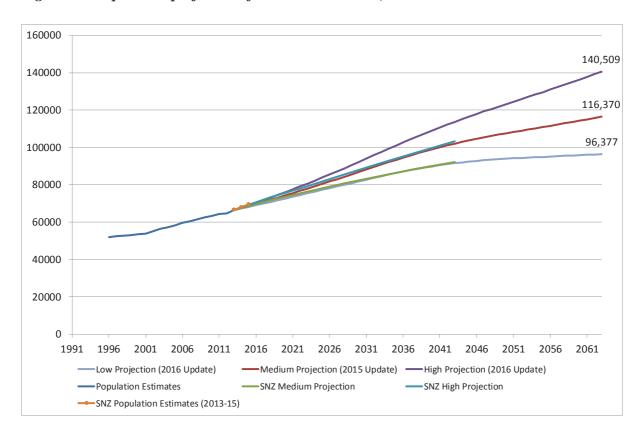
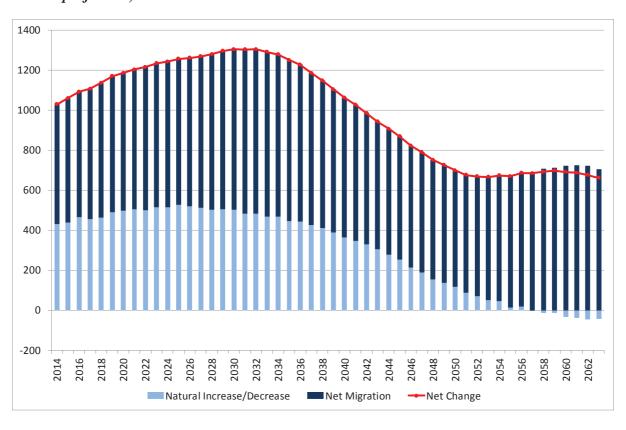
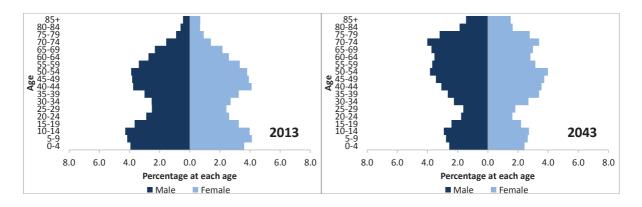


Figure 16: Projected components of population change for Waikato District, mediumvariant projection, 2014-2063



The age structure of Waikato District is much younger than either Thames-Coromandel or Hauraki Districts, as shown in Figure 17. In 2013, 11.7 percent of the population are aged 65 years and over, and this is projected to increase to 26.6 percent by 2043. This substantial degree of ageing leads to the slowing of natural increase shown in the previous figure, and to a lesser extent the slowing of net migration.

Figure 17: Age-sex structure for Waikato District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Waikato District is shown in Figure 18. In terms of total households, the projection closely follows the medium-variant population projection, with total number of households increasing over the entire projection period, from 22,998 in 2013 to 48,477 in 2063. All household and family types increase in number over the entire projection period. The low-variant family and household projection (by type) for Waikato District is shown in Figure 19. In terms of total households, the projection closely follows the low-variant population projection, with the total number of households increasing over the entire projection period, to 40,443 in 2063. The high-variant family and household projection (by type) for Waikato District is shown in Figure 20. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing over the entire projection period, to 58,107 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 18: Medium-variant family and household projections for Waikato District, 2013-2063

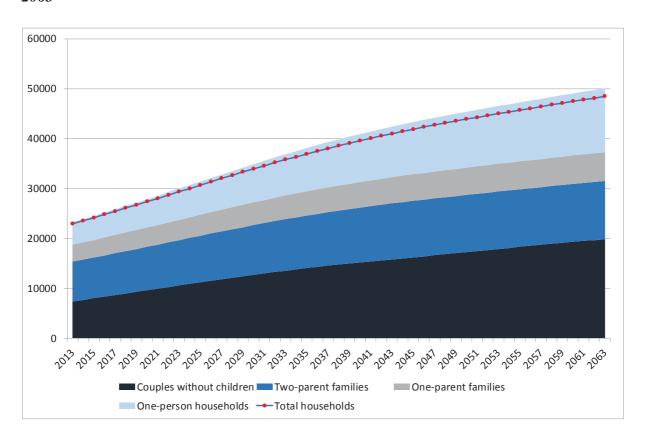
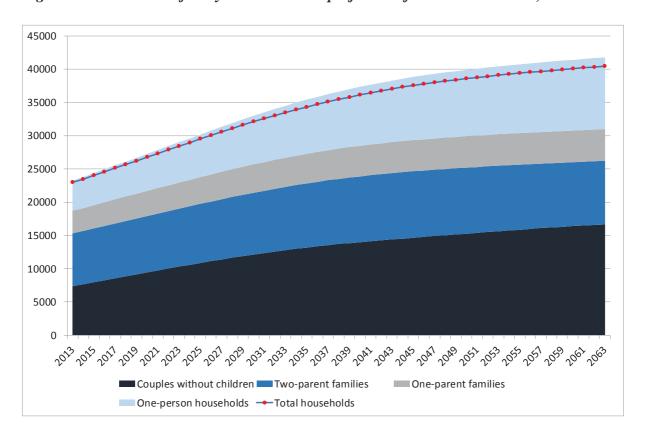
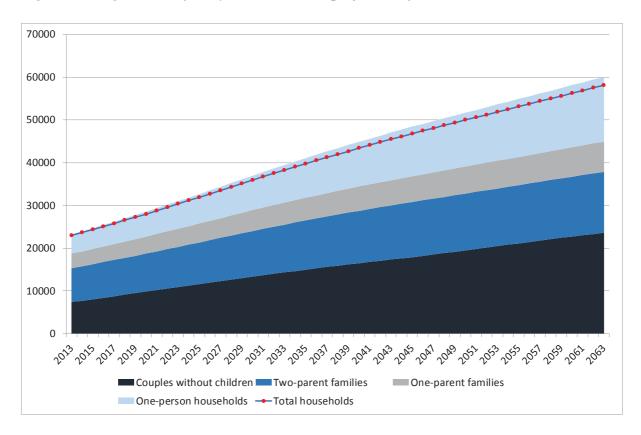


Figure 19: Low-variant family and household projections for Waikato District, 2013-2063







The labour force projections for Waikato District are shown in Figure 21. The estimated labour force in June 2013 is 35,453. In the medium-variant projection, the labour force grows over the entire projection period, to 69,257 in 2063. In the low-variant projection, the labour force grows to a peak of 57,466 in 2060 before declining to 57,382 in 2063. In the high-variant projection, the labour force grows over the entire projection period, to 83,570 in 2063.

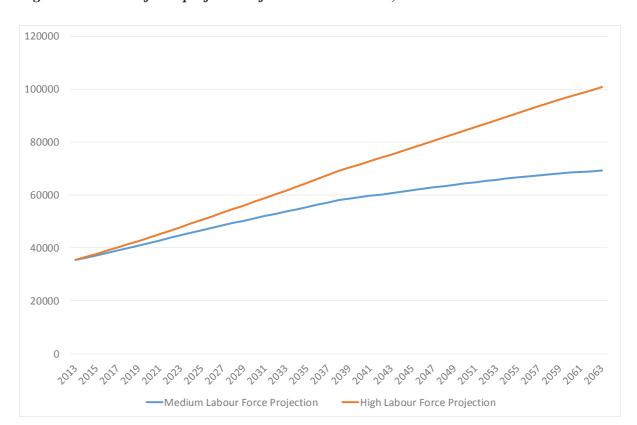


Figure 21: Labour force projections for Waikato District, 2013-2063

3.4 Population, Family and Household, and Labour Force Projections for Matamata-Piako District

Figure 22 presents the 2013-base population projections for Matamata-Piako District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Matamata-Piako District is 32,910. Under the medium-variant population projection scenario, the population increases over the entire projection period, with a projected population in 2063 of 38,978. The medium-variant projection appears to reasonably closely follow the recent trend in the Matamata-Piako District population, with annualised population growth over the period 2013-2031 of 0.61% per year, similar to the 0.49% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population increases to a peak of 35,509 in 2039 before declining to 33,942 in 2063. Under the high-variant scenario, the population increases over the entire period to a population of 44,771 in 2063. In comparison, the SNZ 2013-base medium-variant projection

is similar to the medium-variant projection presented here up to about 2021 before falling away to below the low-variant projection, with the SNZ high-variant similar to the Waikato 2016 high-variant scenario to 2021, before falling away to midway between the high-variant and medium-variant projections. The SNZ population estimates for 2013-2015 are slightly above the Waikato 2016 high-variant scenario.

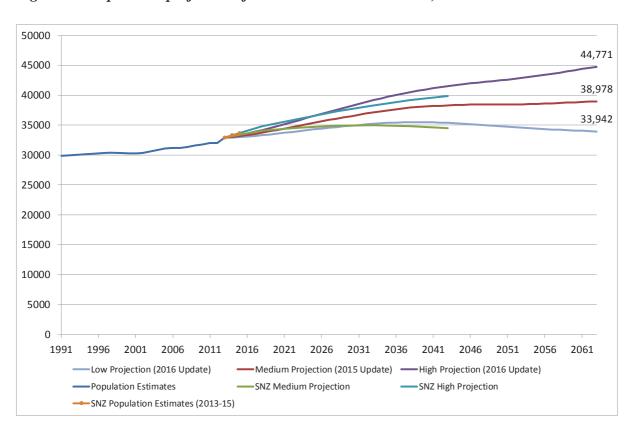
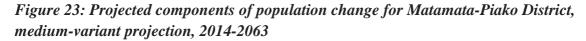
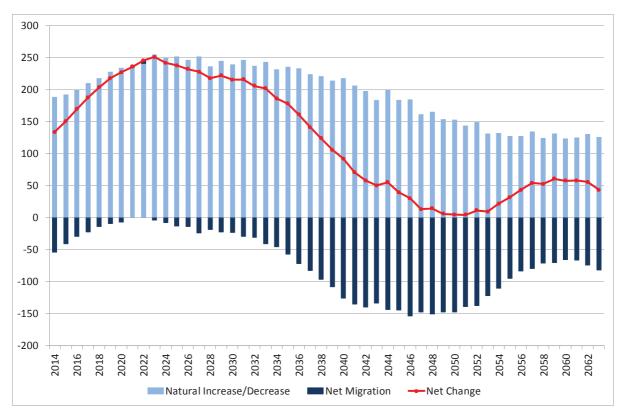


Figure 22: Population projections for Matamata-Piako District, 2013-2063

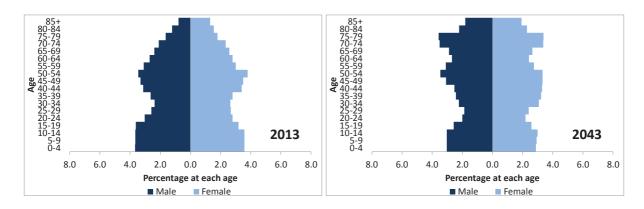
Figure 23 disaggregates the components of population change for Matamata-Piako District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive over the entire projection period. This is made up of net outward migration (more out-migration than in-migration) except for the 2021-22 period, but offset by substantial natural increase (more births than deaths) over the entire period. Net outmigration peaks at a loss of 154 people in 2046 then starts to decline. Natural increase remains throughout the projection period but decreases in absolute terms from a net gain of around 200 people per year over the period 2013-2018 to a net gain of around 125 people per year over the period 2058-2063.





The age structure of Matamata-Piako District is moderately old compared with other TAs in the Waikato and the district experiences only moderate population ageing, as shown in Figure 24. In 2013, 17.7 percent of the population are aged 65 years and over, and this is projected to increase to 27.6 percent by 2043. This lesser degree of ageing keeps natural increase positive throughout the projections as shown in the previous figure. As the population ages though, net out-migration starts to decrease as older people tend not to migrate out of the district in as large a proportion.

Figure 24: Age-sex structure for Matamata-Piako District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Matamata-Piako District is shown in Figure 25. In terms of total households, the projection closely follows the medium-variant population projection, with total number of households increasing over the entire projection period, from 12,695 in 2013 to 16,348 in 2063. The number of two-parent families peaks in 2037 before declining, while the number of one-parent families peaks in 2043 before declining. The number of couples without children increases over the entire projection period, as does the number of one-person households. The low-variant family and household projection (by type) for Matamata-Piako District is shown in Figure 26. In terms of total households, the projection closely follows the low-variant population projection, with the total number of households increasing to a peak of 14,724 in 2043, before declining to 14,355 in 2063. The high-variant family and household projection (by type) for Matamata-Piako District is shown in Figure 27. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing over the entire projection period, to 18,621 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

The labour force projections for Matamata-Piako District are shown in Figure 28. The estimated labour force in June 2013 is 17,303. In the medium-variant projection, the labour force grows to a peak of 22,367 in 2058 before declining to 22,299 in 2063. In the low-variant projection, the labour force grows to a peak of 20,530 in 2038 before declining to 19,497 in 2063. In the high-variant projection, the labour force grows over the entire projection period, to 25,506 in 2063.

Figure 25: Medium-variant family and household projections for Matamata-Piako District, 2013-2063

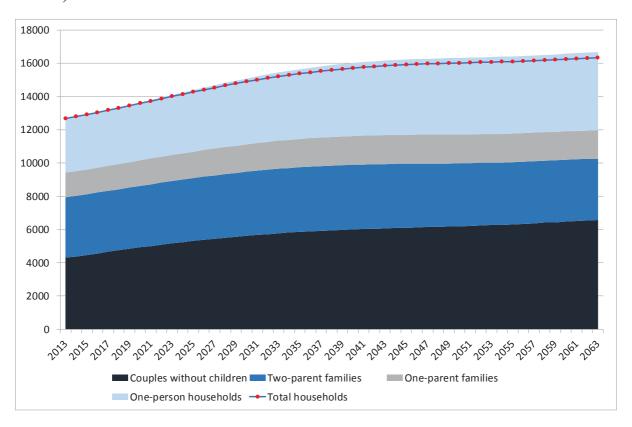


Figure 26: Low-variant family and household projections for Matamata-Piako District, 2013-2063

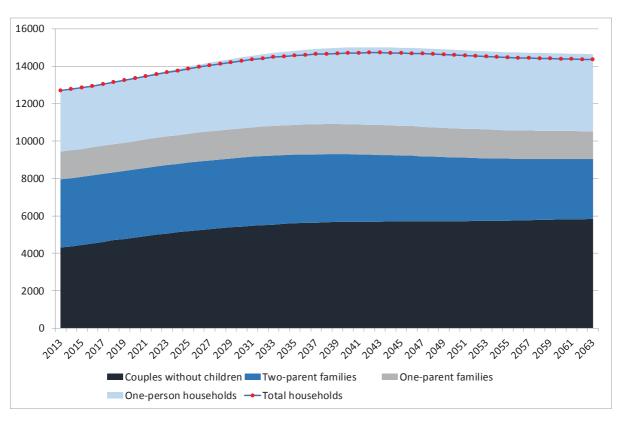


Figure 27: High-variant family and household projections for Matamata-Piako District, 2013-2063

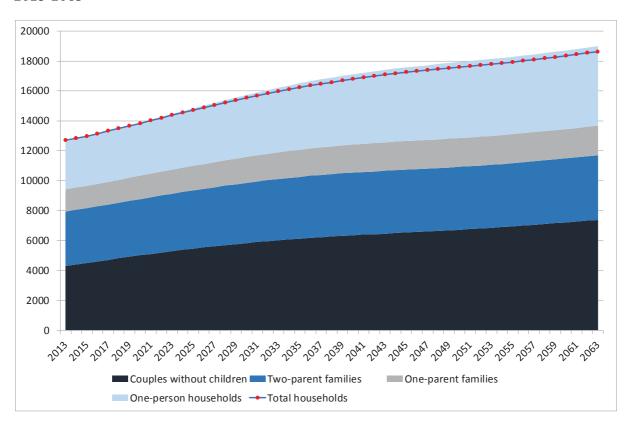
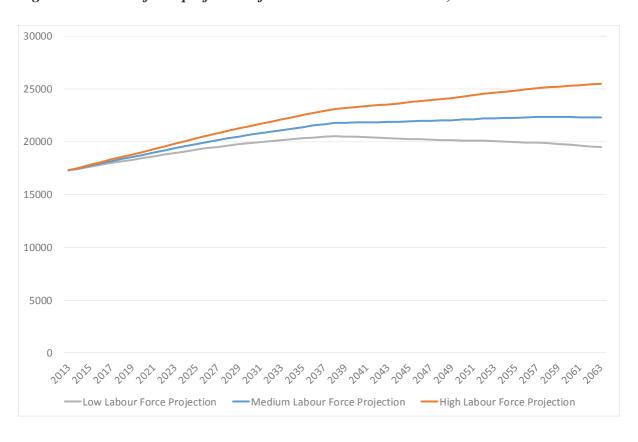


Figure 28: Labour force projections for Matamata-Piako District, 2013-2063



3.5 Population, Family and Household, and Labour Force Projections for Hamilton City

Figure 29 presents the 2013-base population projections for Hamilton City to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Hamilton City is 150,180. Under the medium-variant population projection scenario, the population increases over the entire projection period, with a projected population in 2063 of 262,493. The medium-variant projection appears to reasonably closely follow the recent trend in the Hamilton City population, with annualised population growth over the period 2013-2031 of 1.59% per year, similar to the 1.66% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population increases over the entire period to a population of 226,675 in 2063. Under the high-variant scenario, the population increases over the entire period to a population of 304,016 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks similar to the low-variant projection presented here, with the SNZ high-variant very similar but slightly above the Waikato 2016 medium-variant scenario. The SNZ population estimates for 2013-2015 are slightly above the Waikato 2016 high-variant scenario.

Figure 30 disaggregates the components of population change for Hamilton City over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive over the entire projection period. This is made up of substantial net inward migration (more in-migration than out-migration), and natural increase (more births than deaths). Net migration peaks in 2028 then starts to decline, but remains positive throughout the projection period. Natural increase peaks in 2019 then also starts to decline, falling much more substantially than net migration and almost falling to zero by the end of the projection period.

Figure 29: Population projections for Hamilton City, 2013-2063

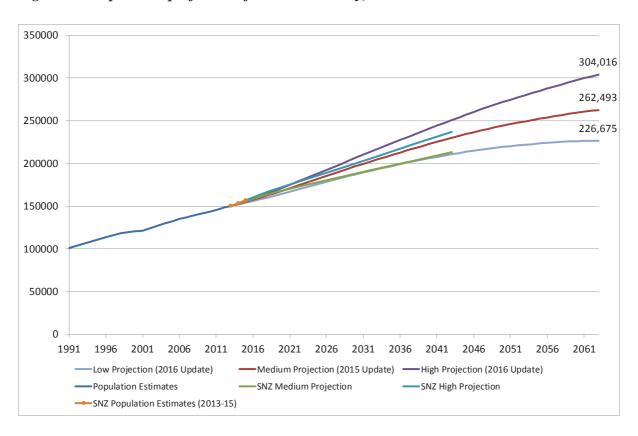
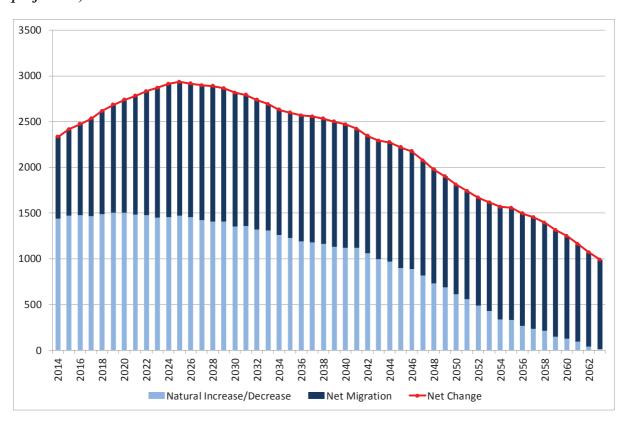


Figure 30: Projected components of population change for Hamilton City, medium-variant projection, 2014-2063



The age structure of Hamilton City is among the youngest in the region in 2013, as shown in Figure 31. In 2013, 11.2 percent of the population are aged 65 years and over, and this is projected to increase to 26.6 percent by 2043. Thus, Hamilton City is projected to age at a faster rate than many of the other TAs in the Waikato Region, considering its initially youthful age profile. This explains the shift from natural increase to natural decrease shown in the previous figure.

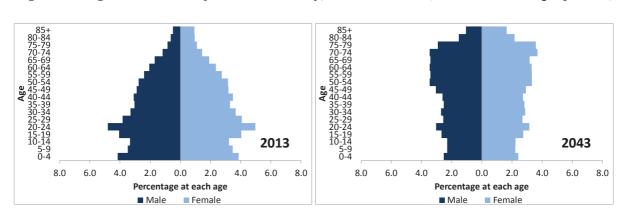


Figure 31: Age-sex structure for Hamilton City, 2013 and 2043 (medium-variant projection)

The medium-variant family and household projection (by type) for Hamilton City is shown in Figure 32. In terms of total households, the projection closely follows the medium-variant population projection, with total number of households increasing over the entire projection period, from 52,385 in 2013 to 111,251 in 2063. All household and family types increase in number over the entire projection period. The low-variant family and household projection (by type) for Hamilton City is shown in Figure 33. In terms of total households, the projection closely follows the low-variant population projection, with the total number of households increasing over the entire projection period, to 96,633 in 2063. The high-variant family and households projection (by type) for Hamilton City is shown in Figure 34. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing over the entire projection period, to 128,108 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 32: Medium-variant family and household projections for Hamilton City, 2013-2063

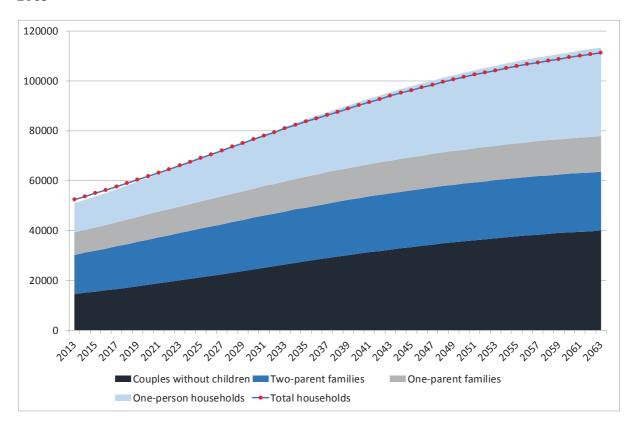
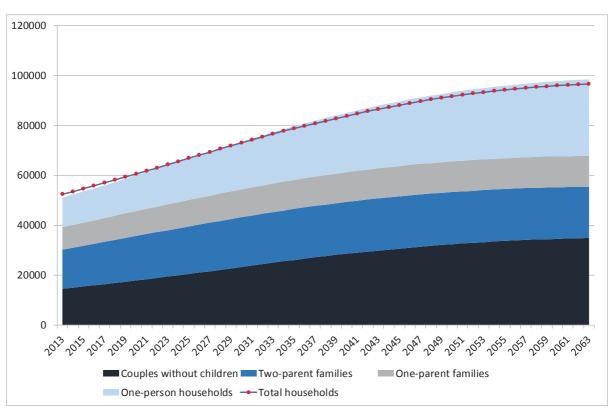


Figure 33: Low-variant family and household projections for Hamilton City, 2013-2063



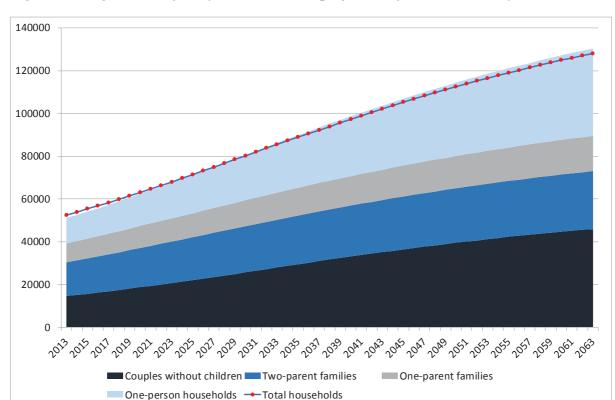


Figure 34: High-variant family and household projections for Hamilton City, 2013-2063

The labour force projections for Hamilton City are shown in Figure 35. The estimated labour force in June 2013 is 79,632. In the medium-variant projection, the labour force grows over the entire projection period, to 145,759 in 2063. In the low-variant projection, the labour force grows to a peak of 127,771 in 2057 before declining to 126,862 in 2063. In the high-variant projection, the labour force grows over the entire projection period, to 167,453 in 2063.

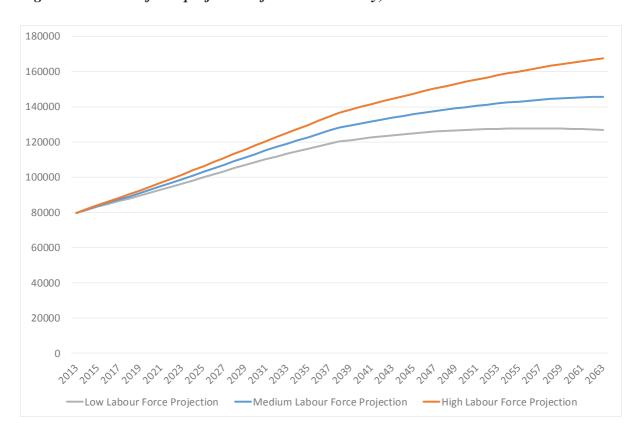


Figure 35: Labour force projections for Hamilton City, 2013-2063

3.6 Population, Family and Household, and Labour Force Projections for Waipa District

Figure 36 presents the 2013-base population projections for Waipa District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Waipa District is 48,660. Under the medium-variant population projection scenario, the population increases over the entire projection period, with a projected population in 2063 of 75,161. The medium-variant projection appears to reasonably closely follow the recent trend in the Waipa District population, with annualised population growth over the period 2013-2031 of 1.55% per year, similar to the 1.41% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population increases to a peak of 64,745 in 2046 before declining to 62,642 in 2063. Under the high-variant scenario, the population increases over the entire period to a population of 90,159 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks below the low-variant projection presented here over the entire projection period, with

the SNZ high-variant similar to the medium-variant scenario to 2021, before falling away to be more similar to the low-variant scenario. The SNZ population estimates for 2013-2015 are very similar to the high-variant scenario.

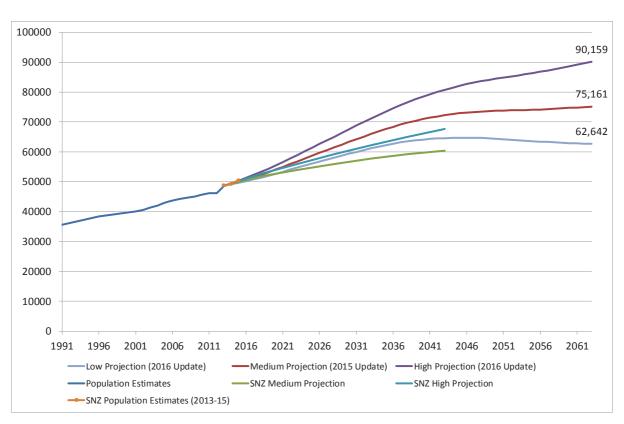
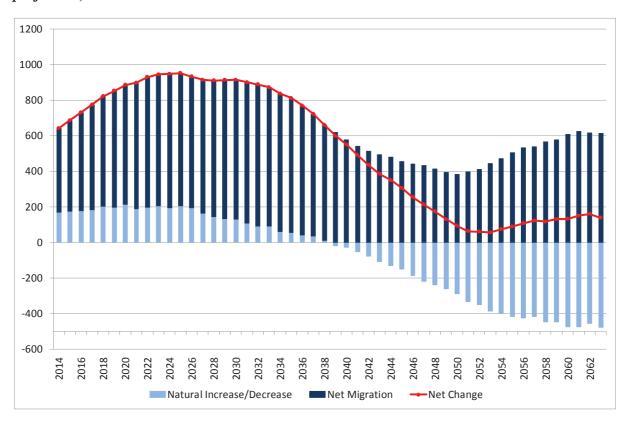


Figure 36: Population projections for Waipa District, 2013-2063

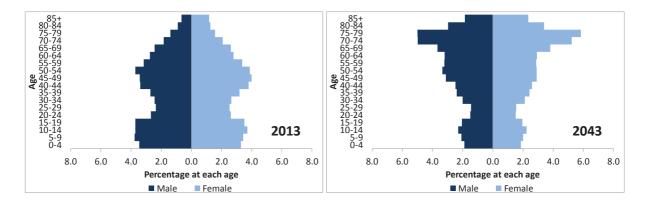
Figure 37 disaggregates the components of population change for Waipa District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive over the entire projection period. Net inward migration (more in-migration than out-migration) remains positive over the entire projection period, with some fluctuations. Natural increase declines throughout the projection period and becomes natural decrease (more deaths than births) in 2039 then increasing to a net loss of around 470 people per year over the period 2058-2063.

Figure 37: Projected components of population change for Waipa District, medium-variant projection, 2014-2063



The age structure of Waipa District is moderately old compared with other TAs in the Waikato but ages rapidly, as shown in Figure 38. In 2013, 15.9 percent of the population are aged 65 years and over, and this is projected to increase to 39.1 percent by 2043. This is one of the fastest rates of ageing in the region, and explains the shift from natural increase to natural decrease shown in the previous figure.

Figure 38: Age-sex structure for Waipa District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Waipa District is shown in Figure 39. In terms of total households, the projection closely follows the medium-variant population projection, with total number of households increasing over the entire projection period, from 18,167 in 2013 to 33,642 in 2063. The number of two-parent families peaks in 2043 before declining, while the number of one-parent families peaks in 2050 before declining. The number of couples without children increases over the entire projection period, as does the number of one-person households. The low-variant family and household projection (by type) for Waipa District is shown in Figure 40. In terms of total households, the projection closely follows the low-variant population projection, with the total number of households increasing to a peak of 28,446 in 2048, before declining to 28,064 in 2063. The high-variant family and household projection (by type) for Waipa District is shown in Figure 41. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing over the entire projection period, to 40,323 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 39: Medium-variant family and household projections for Waipa District, 2013-2063

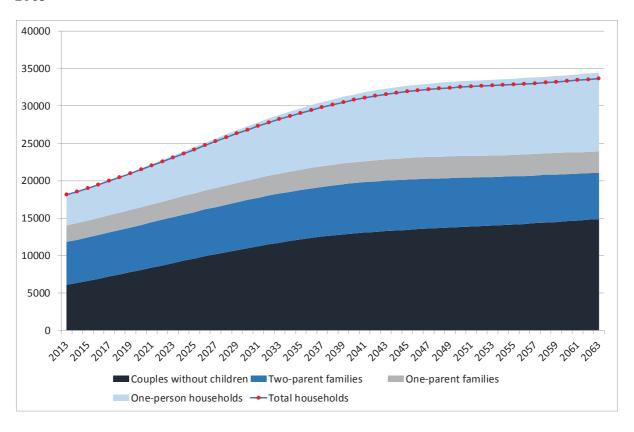


Figure 40: Low-variant family and household projections for Waipa District, 2013-2063

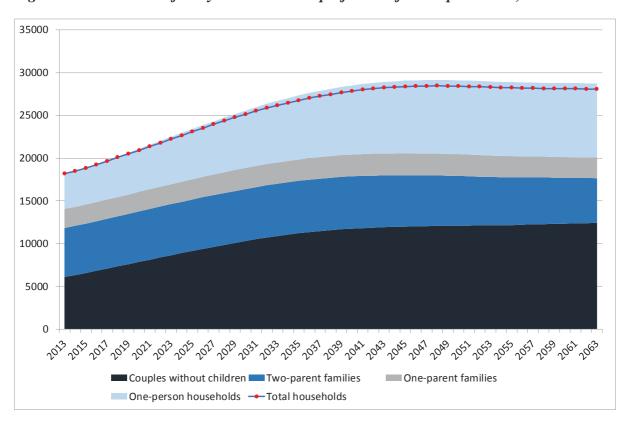
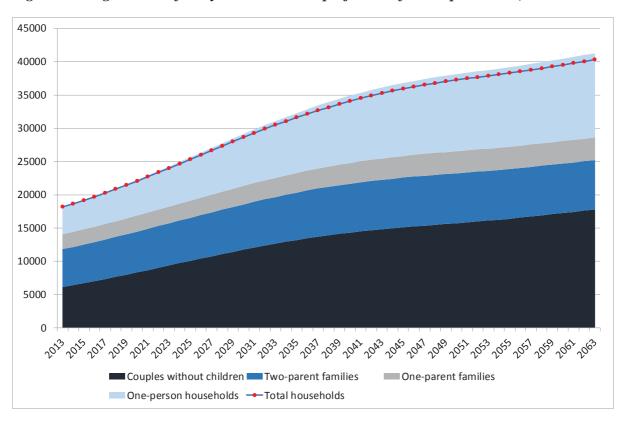


Figure 41: High-variant family and household projections for Waipa District, 2013-2063



The labour force projections for Waipa District are shown in Figure 42. The estimated labour force in June 2013 is 26,599. In the medium-variant projection, the labour force grows over the entire projection period, to 43,126 in 2063. In the low-variant projection, the labour force grows to a peak of 37,976 in 2040 before declining to 36,232 in 2063. In the high-variant projection, the labour force grows over the entire projection period, to 51,306 in 2063.

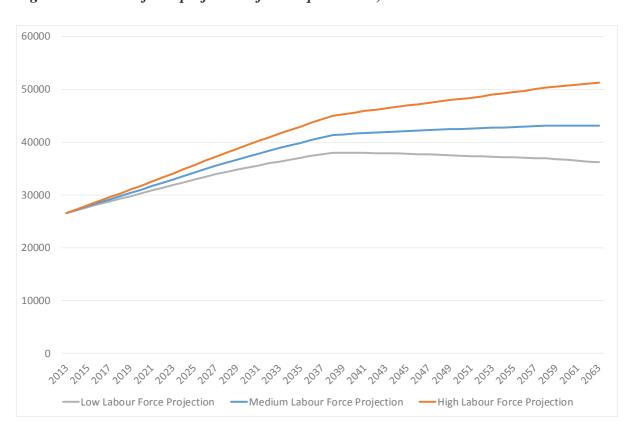


Figure 42: Labour force projections for Waipa District, 2013-2063

3.7 Population, Family and Household, and Labour Force Projections for Otorohanga District

Figure 43 presents the 2013-base population projections for Otorohanga District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Otorohanga District is 9,610. Under the medium-variant population projection scenario, the population initially decreases to 9,605 in 2014 before increasing to a peak of 10,233 in 2035, then declining to 8,475 in 2063. The medium-variant projection is a reversal of the recent trend in the Otorohanga District population, with annualised population growth over the period 2013-2031 of 0.33% per year, compared with the -0.22% annualised decline experienced over the period 1996-2013. However, the population increased at an annualised growth rate of 0.42% between 2006 and 2013. Under the low-variant scenario, the population mostly decreases over the entire projection period, to 6,874 in 2063. Under the high-variant scenario, the population increases to a peak of 11,299 in 2041 before declining to 10,472 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks above the high-variant projection presented here until about 2016 before falling away to be more similar to the low-variant scenario, with the SNZ high-variant initially above the Waikato 2016 high-variant scenario to 2020, before falling away to be more similar to the medium-variant scenario. The SNZ population estimates for 2013-2015 are slightly above the high-variant scenario.

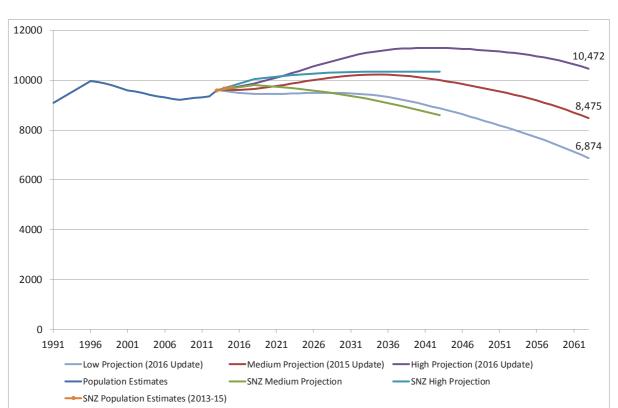
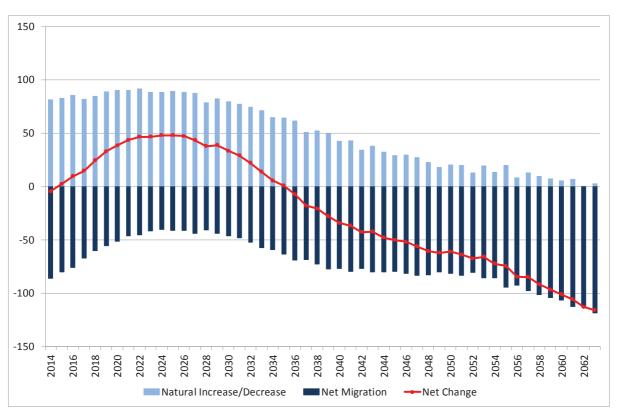


Figure 43: Population projections for Otorohanga District, 2013-2063

Figure 44 disaggregates the components of population change for Otorohanga District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario starts negative, then becomes positive from 2015, before becoming negative again from 2036 until the end of the projection period. The population change is made up of net outward migration (more out-migration than in-migration), offset by natural increase (more births than deaths). Net migration fluctuates across the projection period, while natural increase declines throughout the projection period and falls to almost zero by the end of the projection period.

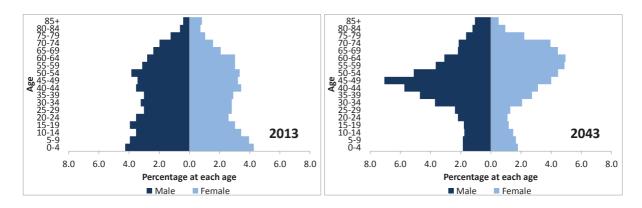
Figure 44: Projected components of population change for Otorohanga District, mediumvariant projection, 2014-2063



The age structure of Otorohanga District is amongst the most youthful in the Waikato Region and experiences among the least degree of population ageing, as shown in Figure 45. In 2013, 12.9 percent of the population are aged 65 years and over, and this is projected to increase to just 20.3 percent by 2043. This slower rate of population ageing explains why the district

remains in natural increase throughout almost the entire projection period, as shown in the previous figure.

Figure 45: Age-sex structure for Otorohanga District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Otorohanga District is shown in Figure 46. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 3,221 in 2013 to a peak of 4,176 in 2046, before declining to 3,851 in 2063. All of the family and household types increase in absolute numbers before declining, although one-person households peaks only in 2062. The low-variant family and household projection (by type) for Otorohanga District is shown in Figure 47. In terms of total households, the projection increases relative to the low-variant population projection, with the total number of households increasing to a peak of 3,765 in 2037, before declining to 3,162 in 2063. The high-variant family and households projection (by type) for Otorohanga District is shown in Figure 48. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 4,817 in 2055, before declining to 4,698 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 46: Medium-variant family and household projections for Otorohanga District, 2013-2063

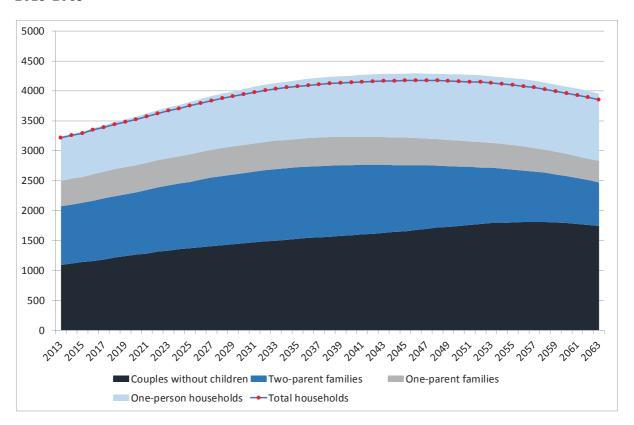
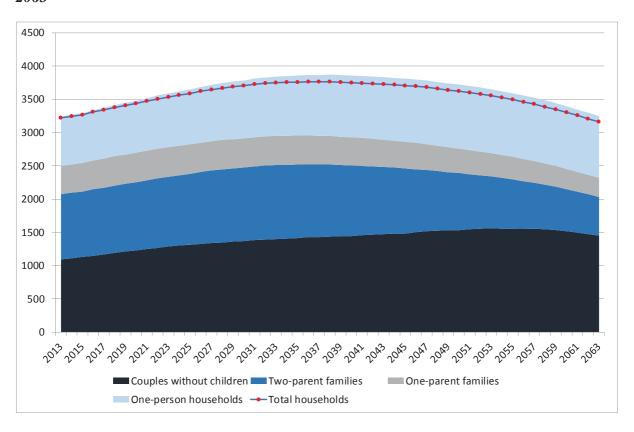
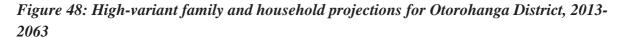
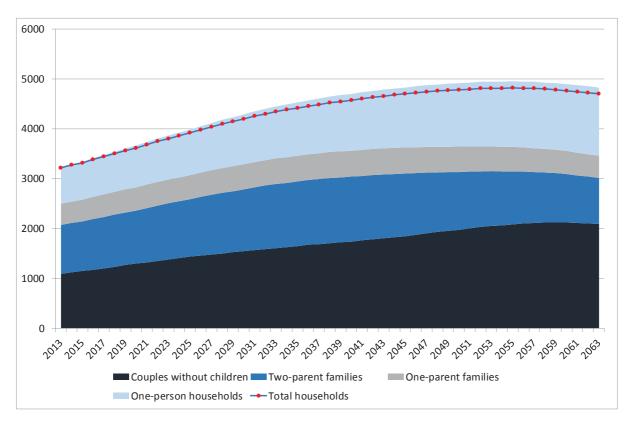


Figure 47: Low-variant family and household projections for Otorohanga District, 2013-2063







The labour force projections for Otorohanga District are shown in Figure 49. The estimated labour force in June 2013 is 5,176. In the medium-variant projection, the labour force grows to a peak of 6,919 in 2038 before declining to 5,861 in 2063. In the low-variant projection, the labour force grows to a peak of 6,328 in 2038 before declining to 4,795 in 2063. In the high-variant projection, the labour force grows to a peak of 7,755 in 2048 before declining to 7,173 in 2063.

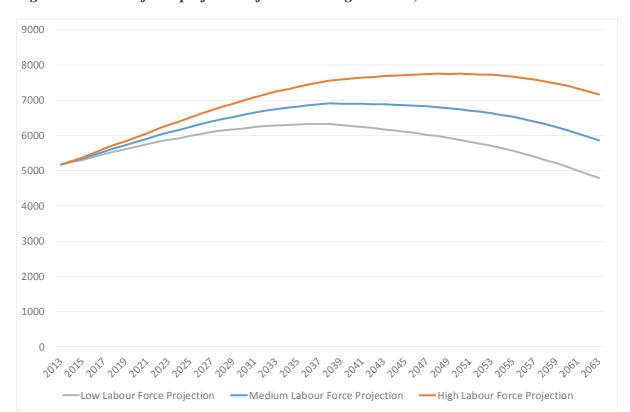


Figure 49: Labour force projections for Otorohanga District, 2013-2063

3.8 Population, Family and Household, and Labour Force Projections for South Waikato District

Figure 50 presents the 2013-base population projections for South Waikato District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for South Waikato District is 23,190. Under the medium-variant population projection scenario, the population decreases over the entire projection period, to 17,318 in 2063. The medium-variant projection is similar to the recent trend in the South Waikato District population, with annualised population decline over the period 2013-2031 of -0.06% per year, compared with the -0.62% annualised decline experienced over the period 1996-2013. Under the low-variant population projection scenario, the population decreases over the entire projection period, to 14,436 in 2063. Under the high-variant scenario, the population increases to a peak of 24,372 in 2032 before declining to 20,868 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks similar to the

medium-variant projection presented here until about 2021 before falling away to be more similar to the low-variant projection, with the SNZ high-variant initially very similar to the high-variant scenario. The SNZ population estimates for 2013-2015 fall slightly above the high-variant scenario.

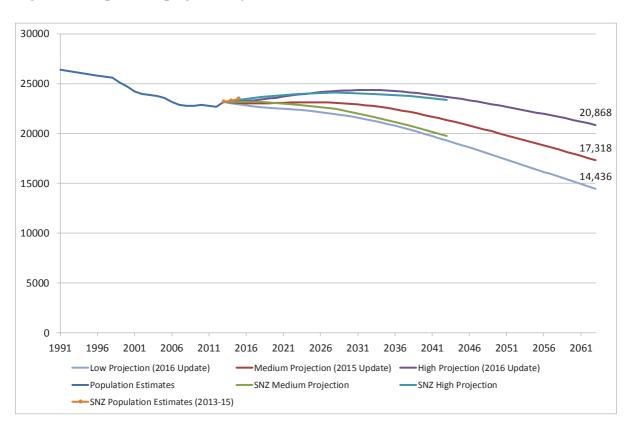
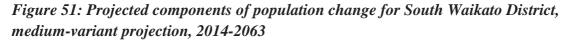
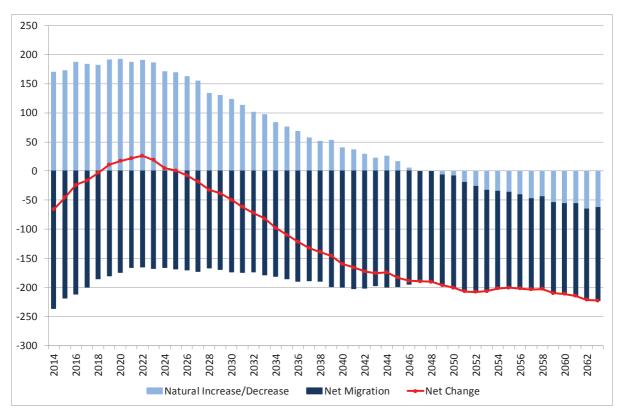


Figure 50: Population projections for South Waikato District, 2013-2063

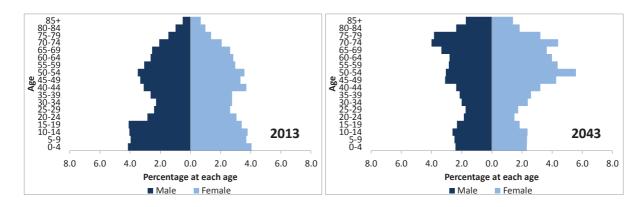
Figure 51 disaggregates the components of population change for South Waikato District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario remains negative throughout the projection period. This is made up of net outward migration (more out-migration than in-migration), offset by natural increase (more births than deaths). Net out-migration reduces in absolute number throughout the projection period, falling from a loss of about 210 people per year in 2013-2018 to a loss of about 160 people per year in 2058-2063. Natural increase declines throughout the projection period and becomes natural decrease (more deaths than births) from 2047.





The age structure of South Waikato District is also amongst the most youthful in the Waikato Region but population ageing is much more significant than in Otorohanga District, as shown in Figure 52. In 2013, 15.4 percent of the population are aged 65 years and over, and this is projected to increase to just 29.8 percent by 2043. This relatively high rate of population ageing explains why natural increase declines consistently throughout the projection period, as shown in the previous figure.

Figure 52: Age-sex structure for South Waikato District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for South Waikato District is shown in Figure 53. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 8,822 in 2013 to a peak of 9,848 in 2033, before declining to 8,175 in 2063. All of the family and household types increase in absolute numbers before declining. The low-variant family and household projection (by type) for South Waikato District is shown in Figure 54. In terms of total households, the projection increases relative to the low-variant population projection, with the total number of households increasing to a peak of 9,381 in 2029, before declining to 6,952 in 2063. The high-variant family and household projection (by type) for South Waikato District is shown in Figure 55. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 10,523 in 2041, before declining to 9,642 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

The labour force projections for South Waikato District are shown in Figure 56. The estimated labour force in June 2013 is 11,138. In the medium-variant projection, the labour force grows to a peak of 12,352 in 2034 before declining to 9,257 in 2063. In the low-variant projection, the labour force grows to a peak of 11,776 in 2028 before declining to 7,713 in 2063. In the high-variant projection, the labour force grows to a peak of 13,240 in 2038 before declining to 11,145 in 2063.

Figure 53: Medium-variant family and household projections for South Waikato District, 2013-2063

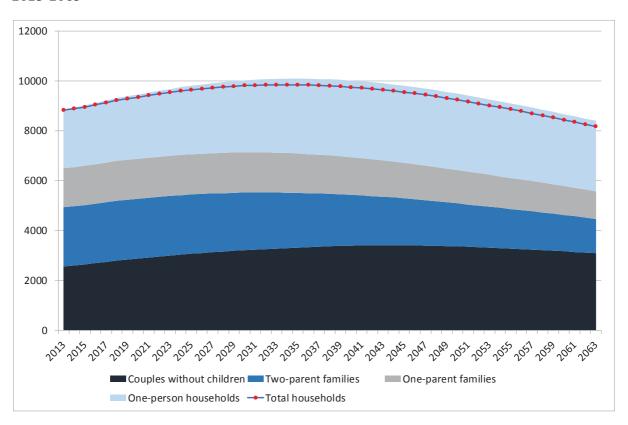


Figure 54: Low-variant family and household projections for South Waikato District, 2013-2063

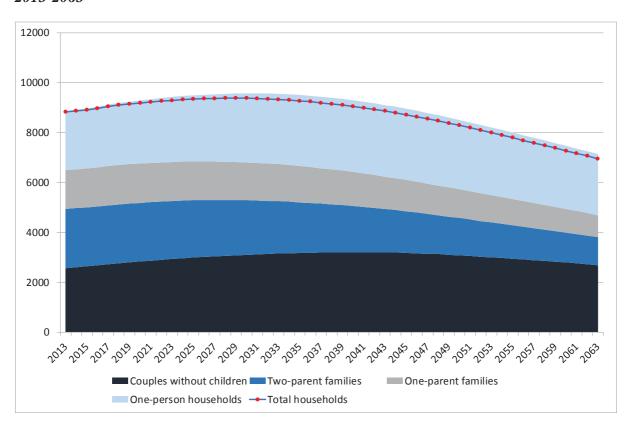


Figure 55: High-variant family and household projections for South Waikato District, 2013-2063

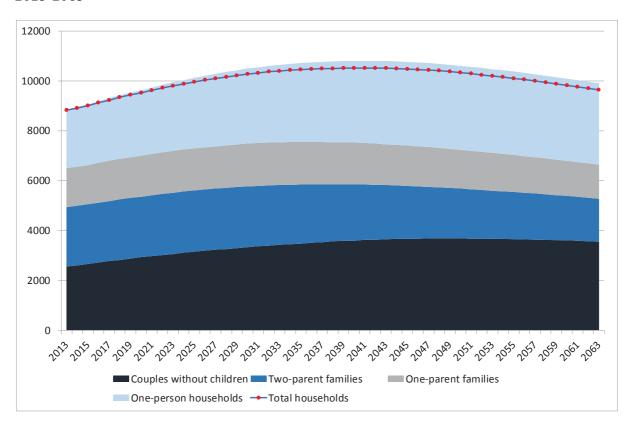
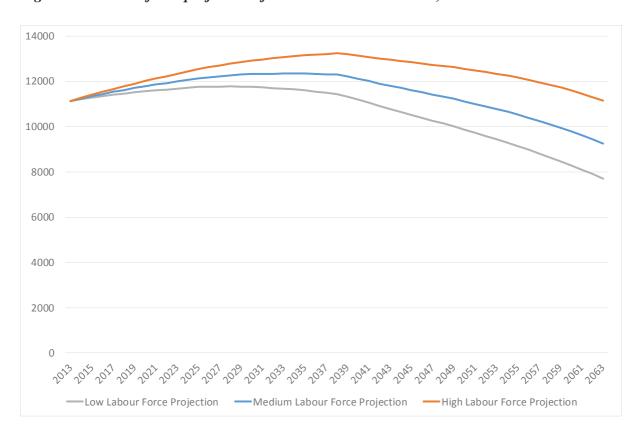


Figure 56: Labour force projections for South Waikato District, 2013-2063



3.9 Population, Family and Household, and Labour Force Projections for Waitomo District

Figure 57 presents the 2013-base population projections for Waitomo District⁷ to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Waitomo District is 9,295. Under the medium-variant population projection scenario, the population decreases over the entire projection period, to 6,090 in 2063. The medium-variant projection is similar to the recent trend in Waitomo District population, with annualised population decline over the period 2013-2031 of -0.46% per year, compared with the -0.40% annualised decline experienced over the period 1996-2013. Under the low-variant scenario, the population decreases over the entire projection period, to 5,021 in 2063. Under the high-variant scenario, the population decreases over the entire projection period, to 7,396 in 2063. In comparison, the SNZ 2013-base medium-variant projection tracks similar to the medium-variant projection presented here until about 2026 before falling away, with the SNZ high-variant initially above the high-variant scenario. The SNZ population estimates for 2013-2015 fall well above the high-variant scenario.

Figure 58 disaggregates the components of population change for Waitomo District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario remains negative throughout the projection period. This is made up of net outward migration (more out-migration than inmigration), offset by natural increase (more births than deaths). Net out-migration declines in absolute numbers throughout most of the projection period, falling from a loss of about 110 people per year in 2013-2018 to a loss of about 90 people per year in 2058-2063. Natural increase declines throughout the projection period and mostly becomes natural decrease (more deaths than births) from 2055 onwards.

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⁷ Excluding the parts of Waitomo District that are in the Manawatu-Wanganui Region.

Figure 57: Population projections for Waitomo District, 2013-2063

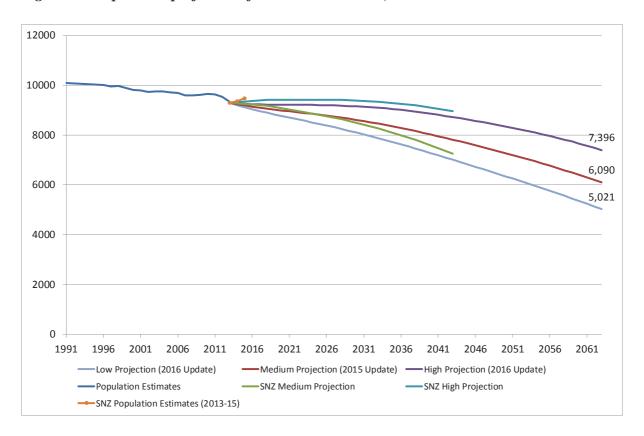
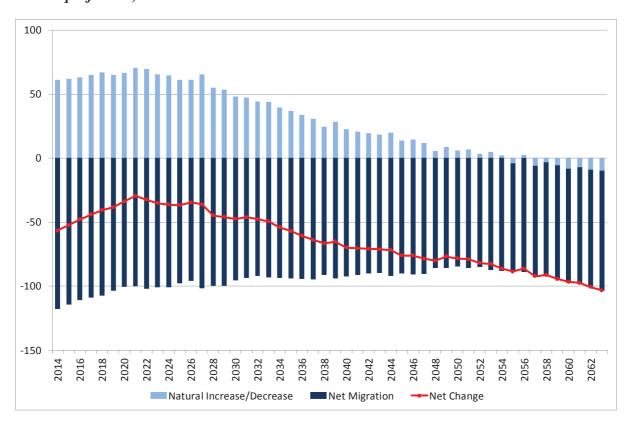
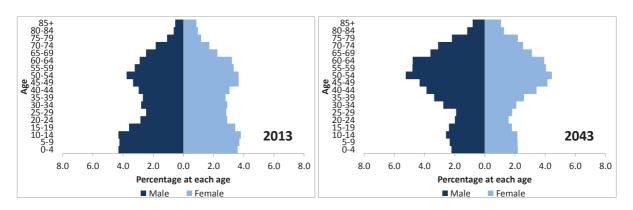


Figure 58: Projected components of population change for Waitomo District, mediumvariant projection, 2014-2063



The age structure of Waitomo District is amongst the most youthful in the Waikato Region and experiences the least degree of population ageing, as shown in Figure 59. In 2013, 13.6 percent of the population are aged 65 years and over, and this is projected to increase to just 21.0 percent by 2043. This slower rate of population ageing explains why the district remains in natural increase throughout almost the entire projection period, as shown in the previous figure.

Figure 59: Age-sex structure for Waitomo District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Waitomo District is shown in Figure 60. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 3,438 in 2013 to a peak of 3,569 in 2028, before declining to 2,824 in 2063. All of the family and household types increase in absolute numbers before declining. The low-variant family and household projection (by type) for Waitomo District is shown in Figure 61. In terms of total households, the projection increases relative to the low-variant population projection, with the total number of households increasing to a peak of 3,446 in 2018, before declining to 2,358 in 2063. The high-variant family and household projection (by type) for Waitomo District is shown in Figure 62. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 3,792 in 2037, before declining to 3,385 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 60: Medium-variant family and household projections for Waitomo District, 2013-2063

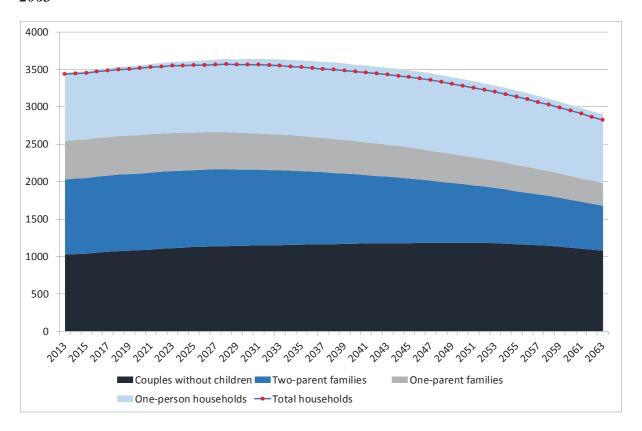
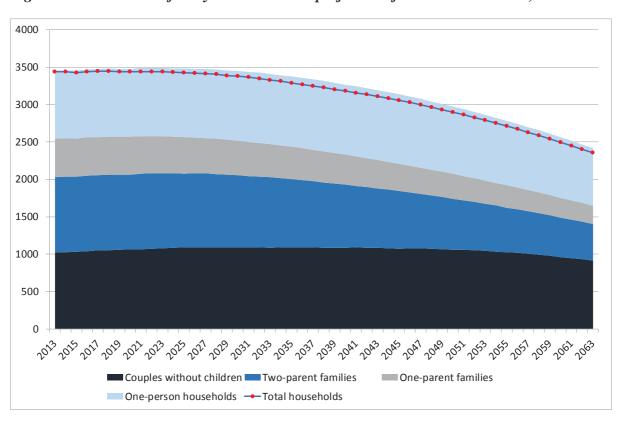
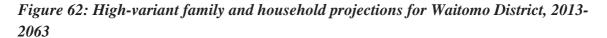
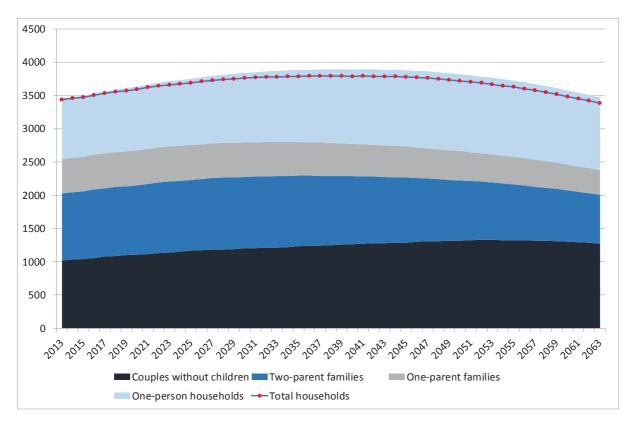


Figure 61: Low-variant family and household projections for Waitomo District, 2013-2063







The labour force projections for Waitomo District are shown in Figure 63. The estimated labour force in June 2013 is 4,969. In the medium-variant projection, the labour force grows to a peak of 5,375 in 2031 before declining to 4,029 in 2063. In the low-variant projection, the labour force grows to a peak of 5,146 in 2026 before declining to 3,345 in 2063. In the high-variant projection, the labour force grows to a peak of 5,788 in 2038 before declining to 4,857 in 2063.

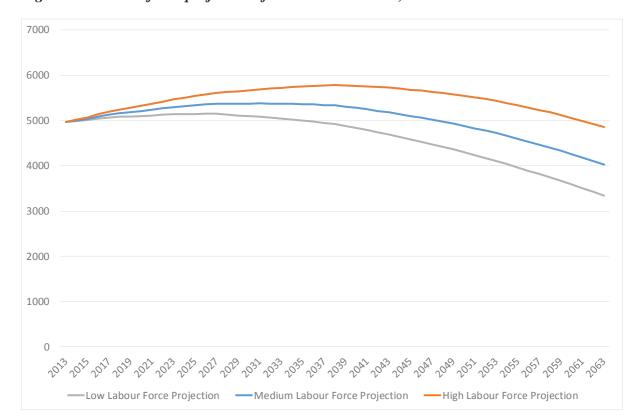


Figure 63: Labour force projections for Waitomo District, 2013-2063

3.10 Population, Family and Household, and Labour Force Projections for Taupo District

Figure 64 presents the 2013-base population projections for Taupo⁸ District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for Taupo District is 34,585. Under the medium-variant population projection scenario, the population increases to a peak of 39,418 in 2040 before declining to 35,569 in 2063. The medium-variant projection is similar to the recent trend in the Taupo District population, with annualised population growth over the period 2013-2031 of 0.60% per year, similar to the 0.57% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population increases to a peak of 36,753 in 2035 before declining to 47,196 in 2063. Under the high-variant scenario, the population increases to a peak of 42,902 in 2046 before declining to 40,971 in 2063. In comparison, the

⁸ Excluding the parts of Taupo District that are in the Bay of Plenty, Manawatu-Wanganui, and Hawke's Bay Regions.

SNZ 2013-base medium-variant projection is similar to the low-variant projection presented, with the SNZ high-variant similar but slightly above the Waikato 2016 medium-variant scenario. The SNZ population estimates for 2013-2015 are similar to the high-variant scenario.

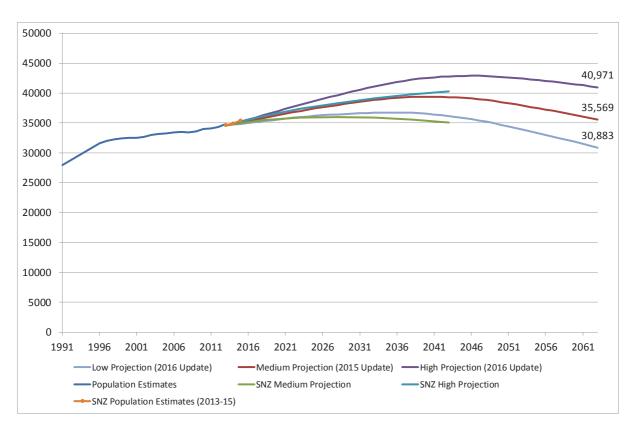
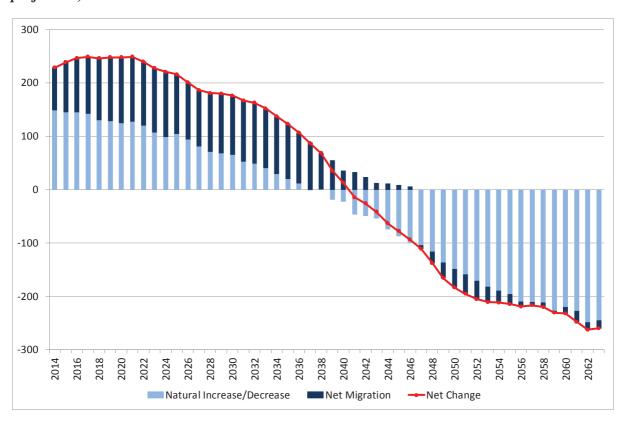


Figure 64: Population projections for Taupo District, 2013-2063

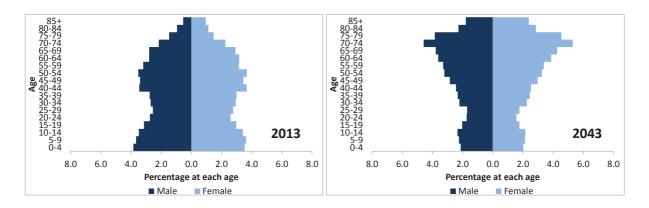
Figure 65 disaggregates the components of population change for Taupo District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive until 2040. This is made up of both net inward migration (more in-migration than out-migration), and natural increase (more births than deaths). Net migration decreases throughout the projection period, becoming negative in 2047. Natural increase also declines throughout the projection period and becomes natural decrease (more deaths than births) in 2039 then increasing to a net loss of around 230 people per year over the period 2058-2063.

Figure 65: Projected components of population change for Taupo District, medium-variant projection, 2014-2063



The age structure of Taupo District is moderately old compared with other TAs in the Waikato but ages rapidly, as shown in Figure 66. In 2013, 16.7 percent of the population are aged 65 years and over, and this is projected to increase to 35.6 percent by 2043. This is one of the fastest rates of ageing in the region, and explains the shift from natural increase to natural decrease shown in the previous figure.

Figure 66: Age-sex structure for Taupo District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for Taupo District is shown in Figure 67. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 12,797 in 2013 to a peak of 16,915 in 2046, before declining to 15,858 in 2063. All of the family and household types increase in absolute numbers before declining. The low-variant family and household projection (by type) for Taupo District is shown in Figure 68. In terms of total households, the projection closely follows the low-variant population projection, with the total number of households increasing to a peak of 15,559 in 2042, before declining to 13,811 in 2063. The high-variant family and household projection (by type) for Taupo District is shown in Figure 69. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 18,637 in 2051, before declining to 18,210 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

Figure 67: Medium-variant family and household projections for Taupo District, 2013-2063

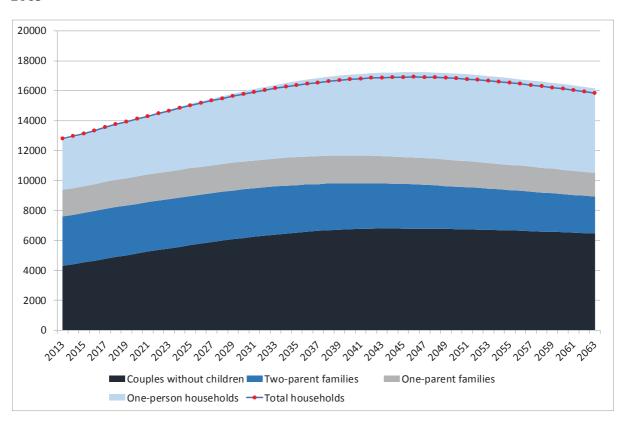


Figure 68: Low-variant family and household projections for Taupo District, 2013-2063

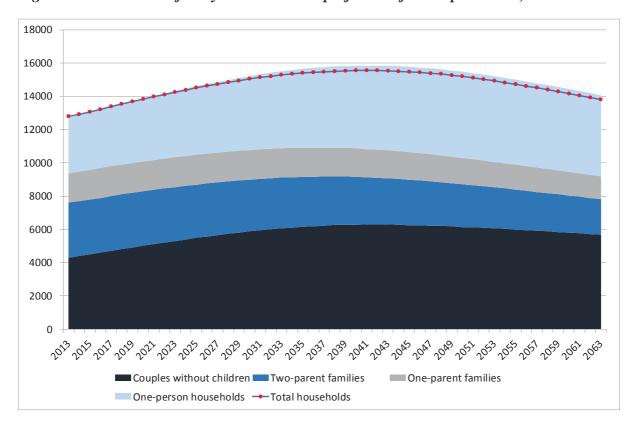
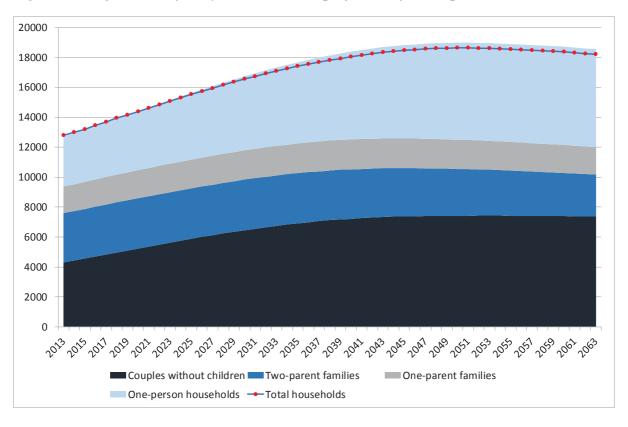


Figure 59: High-variant family and household projections for Taupo District, 2013-2063



The labour force projections for Taupo District are shown in Figure 70. The estimated labour force in June 2013 is 18,423. In the medium-variant projection, the labour force grows to a peak of 23,035 in 2038 before declining to 19,757 in 2063. In the low-variant projection, the labour force grows to a peak of 21,642 in 2038 before declining to 17,277 in 2063. In the high-variant projection, the labour force grows to a peak of 24,519 in 2038 before declining to 22,588 in 2063.

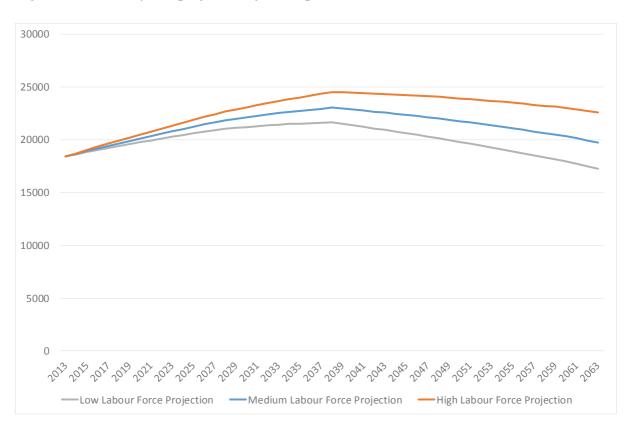


Figure 70: Labour force projections for Taupo District, 2013-2063

3.11 Population, Family and Household, and Labour Force Projections for part-Rotorua District

Figure 71 presents the 2013-base population projections for part-Rotorua⁹ District to 2063, along with historical population estimates from Statistics New Zealand back to 1991. The

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⁹ Excluding the parts of Rotorua District that are in the Bay of Plenty Region.

2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for part-Rotorua District is 3,820. Under the medium-variant population projection scenario, the population increases to a peak of 4,009 in 2033 before declining to 3,087 in 2063. The medium-variant projection is similar to the recent trend in the part-Rotorua District population, with annualised population growth over the period 2013-2031 of 0.26% per year, similar to the 0.16% annualised growth experienced over the period 1996-2013. Under the low-variant scenario, the population increases to a peak of 3,859 in 2026 before declining to 2,719 in 2063. Under the high-variant scenario, the population increases to a peak of 4,220 in 2037 before declining to 3,510 in 2063. In comparison, the SNZ 2013-base medium-variant projection is similar to the medium-variant projection presented here until 2021 before falling away to be more similar to the low-variant projection, with the SNZ high-variant above the high-variant scenario over the entire projection period. The SNZ population estimates for 2013-2015 are well below the low-variant scenario.

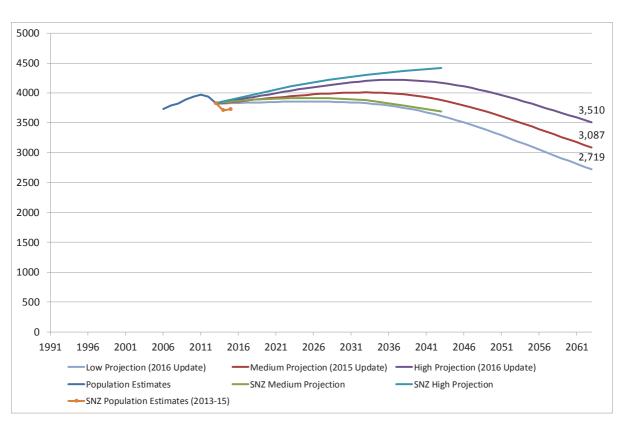
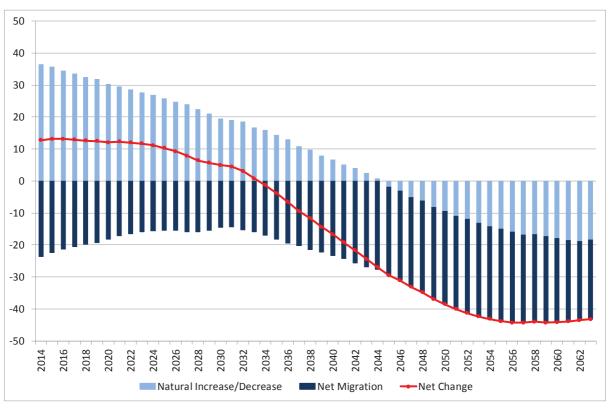


Figure 71: Population projections for part-Rotorua District, 2013-2063

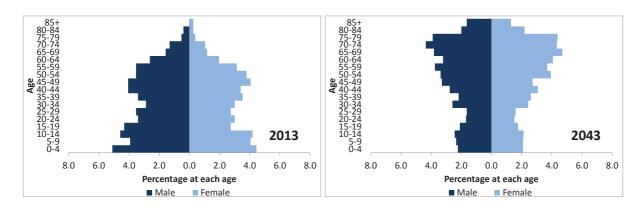
Figure 72 disaggregates the components of population change for part-Rotorua District over the period 2014-2063 for the medium-variant population projection. As previously noted, net population change in the medium-variant projection scenario is positive until 2033. This is made up of net outward migration (more out-migration than in-migration), more than offset by natural increase (more births than deaths). Net migration fluctuates across the projection period, while natural increase declines throughout the projection period and becomes natural decrease (more deaths than births) from 2045 onwards.

Figure 72: Projected components of population change for part-Rotorua District, medium-variant projection, 2014-2063



The age structure of part-Rotorua District is the youngest in the Waikato Region but ages rapidly, as shown in Figure 73. In 2013, just 6.9 percent of the population are aged 65 years and over, but this is projected to increase to 32.6 percent by 2043. This is one of the fastest rates of ageing in the region, and explains the shift from natural increase to natural decrease shown in the previous figure.

Figure 73: Age-sex structure for part-Rotorua District, 2013 and 2043 (medium-variant projection)



The medium-variant family and household projection (by type) for part-Rotorua District is shown in Figure 74. In terms of total households, the projection closely follows the medium-variant population projection, with the total number of households increasing from 2,575 in 2013 to a peak of 3,357 in 2038, before declining to 2,763 in 2063. Two-parent and one-parent families decline in number over the entire projection period, while couples without children and one-person households both increase in absolute numbers before declining. The low-variant family and household projection (by type) for part-Rotorua District is shown in Figure 75. In terms of total households, the projection closely follows the low-variant population projection, with the total number of households increasing to a peak of 3,201 in 2035, before declining to 2,459 in 2063. The high-variant family and household projection (by type) for part-Rotorua District is shown in Figure 76. In terms of total households, the projection closely follows the high-variant population projection, with the total number of households increasing to a peak of 3,548 in 2042, before declining to 3,107 in 2063. The relative size of the families and households by type are similar in the low-variant and high-variant projections to those in the medium-variant projection.

The labour force projections for part-Rotorua District are shown in Figure 77. The estimated labour force in June 2013 is 2,083. In the medium-variant projection, the labour force grows to a peak of 2,420 in 2033 before declining to 1,749 in 2063. In the low-variant projection, the labour force grows to a peak of 2,334 in 2029 before declining to 1,548 in 2063. In the high-variant projection, the labour force grows to a peak of 2,523 in 2036 before declining to 1,977 in 2063.

Figure 74: Medium-variant family and household projections for part-Rotorua District, 2013-2063

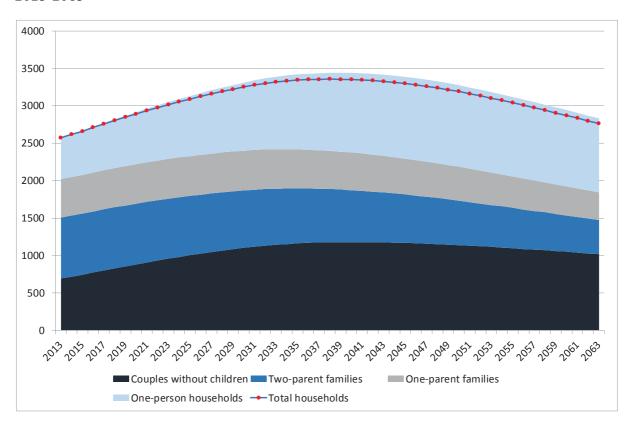


Figure 75: Low-variant family and household projections for part-Rotorua District, 2013-2063

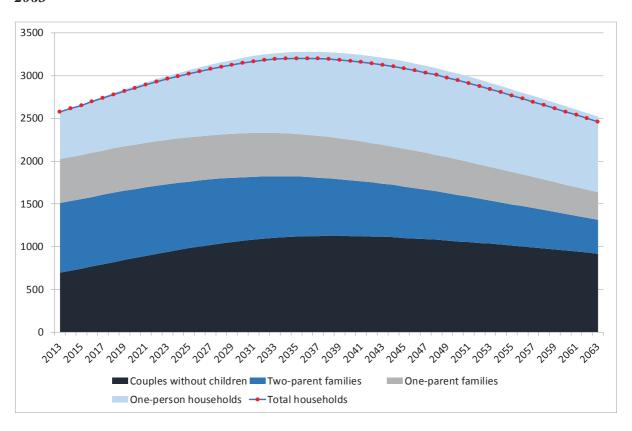


Figure 76: High-variant family and household projections for part-Rotorua District, 2013-2063

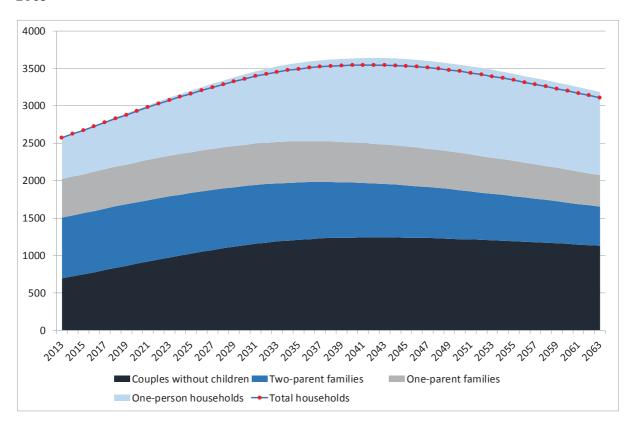
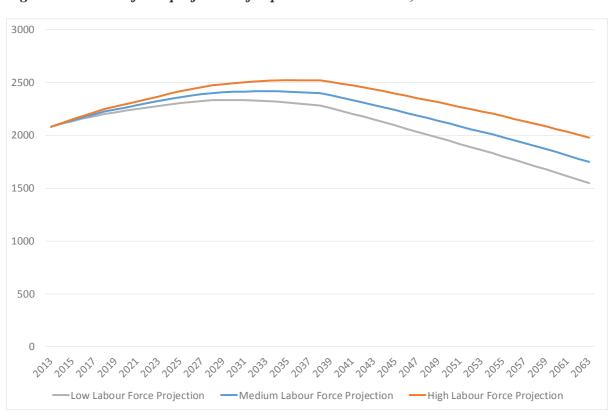


Figure 77: Labour force projections for part-Rotorua District, 2013-2063



3.12 Combined Population, Family and Household, and Labour Force Projections for the Waikato Region

Figure 78 presents the 2013-base population projections for the Waikato Region as a whole, generated by summing the projections for all component TAs within each variant, along with historical population estimates from Statistics New Zealand back to 2006. The low-variant and high-variant projections should be viewed with some caution, as they assume that *all* TAs follow the low-variant or high-variant projections respectively. This perfect correlation structure is extremely unlikely to hold true; more likely some TAs would experience higher projections at the expense of other TAs within the region. The 2013-base Statistics New Zealand (SNZ) medium-variant and high-variant projections are also included for comparison, along with the SNZ population estimates for 2013-2015.

The June 2013 population estimate (base population) for the Waikato Region is 424,740. Under the combined medium-variant population projection scenario, the population increases over the entire projection period, with a projected population in 2063 of 601,259. Under the combined low-variant scenario, the population increases to a peak of 521,298 in 2048 before declining to 509,600 in 2063. Under the combined high-variant scenario, the population increases over the entire projection period, with a projected population in 2063 of 710,041. In comparison, the SNZ 2013-base medium-variant projection is similar to the low-variant projection presented here, with the SNZ high-variant similar to the medium-variant scenario presented here. The SNZ population estimates for 2013-2015 track above the high-variant scenario.

The combined medium-variant family and household projection (by type) for the Waikato Region is shown in Figure 79. In terms of total households, the projection closely follows the combined medium-variant population projection, with the total number of households increasing throughout the projection period, from 156,057 in 2013 to 261,128 in 2063. Given the additional assumptions required about correlations between TAs, we do not report combined low-variant or high-variant family and household projections here (though they are available in Appendix II).

Figure 78: Combined population projections for the Waikato region, 2013-2063

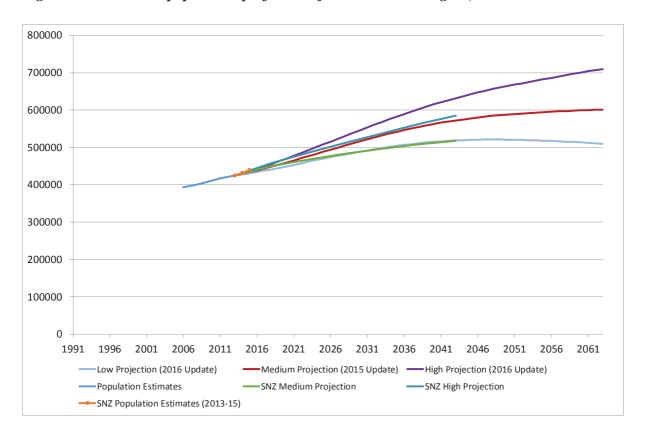
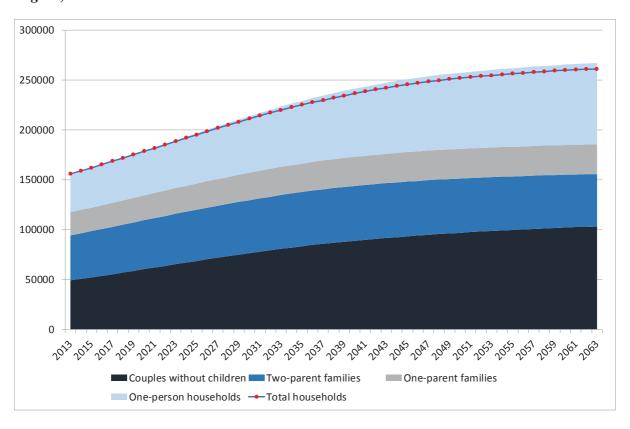


Figure 79: Combined medium-variant family and household projections for the Waikato Region, 2013-2063



The combined labour force projections for the Waikato Region are shown in Figure 80. The estimated labour force in June 2013 is 223,055. In the medium-variant projection, the labour force grows to a peak of 341,474 in 2058 before declining to 339,311 in 2063. In the low-variant projection, the labour force grows to a peak of 303,572 in 2043 before declining to 289,069 in 2063. In the high-variant projection, the labour force grows throughout the projection period, to 398,581 in 2063.

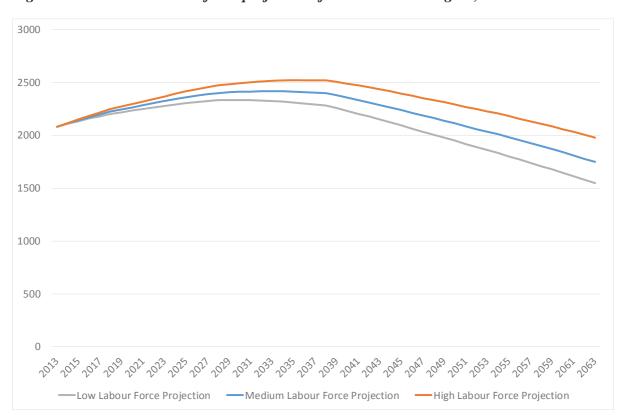


Figure 80: Combined labour force projections for the Waikato Region, 2013-2063

4. Discussion and Conclusion

This report briefly outlined the methods and results of updated Territorial-Authority-level population projections for the Waikato Region from 2013 to 2063. The overall picture is one of regional population growth, albeit growth that is slowing and that reverses towards the end of the projection period. This overall picture, though, masks substantial variation in the projected population growth experience of the component territorial authorities (TAs).

Based on the results here, we can identify seven unique growth experiences of the TAs. Most of the TAs are projected to experience a period of population growth followed by eventual

decline. However, the mechanisms underlying this pattern of growth and decline differ. First, Thames-Coromandel District is projected to experience sustained natural decrease (more deaths than births) and positive net migration (more in-migration than out-migration) that gradually becomes negative (more out-migration than in-migration). It is the only TA that experiences sustained natural decrease throughout the projection period, due to having the oldest age structure of all Waikato TAs.

Second, Hauraki and Taupo Districts are projected to experience natural increase (more births than deaths) that gradually becomes natural decrease, alongside positive net migration that gradually becomes negative. These two TAs share an old age structure, though not as old as Thames-Coromandel District.

Third, Otorohanga District is projected to experience sustained natural increase alongside sustained negative net migration. Otorohanga has a relatively youthful population and a slow rate of population ageing.

Fourth, Matamata-Piako District is projected to experience sustained natural increase alongside sustained negative net migration. While this is similar to Otorohanga District, Matamata-Piako District is not projected to experience overall population decline.

Fifth, Waitomo and South Waikato Districts, and part-Rotorua District, are projected to experience natural increase that gradually becomes natural decrease, alongside sustained negative net migration. These TAs experience a substantial degree of population ageing.

Sixth, Waipa District is projected to experience natural increase that gradually becomes natural decrease, alongside positive net migration. These changes occur because Waipa District experiences the most rapid ageing of any of the TAs in the region.

Finally, there are only two TAs (Waikato District and Hamilton City) are projected to experience sustained growth throughout the projection period that is comprised of both sustained natural increase and sustained positive net migration. Although they have the youngest age profiles of the TAs in 2013, both TAs are subject to substantial population ageing, especially Hamilton City.

Overall, the number of households is projected to closely follow the trajectory of the population for each territorial authority. However, there is a substantial change in the distribution of households and families, with fewer couples with children and two-parent families, and more one-parent families and one-person households.

The labour force projections show a sustained increase in the labour force to 2038, after which the labour force begins to decline. However, given the significant population ageing that the region will experience the size of the future labour force depends crucially on the incentives (or disincentives) provided for older people to remain in the paid workforce.

To conclude, the demographic futures (Myers, 2001) experienced by the component territorial authorities of the Waikato Region cannot be determined with complete accuracy. All of these areas are faced with a complex and changing national and international environment, and it is

not possible to perfectly foresee all of the factors that might impact on future population. However, the projections presented in this report should assist planners in better understanding the demographic changes that they are faced with, and the sources and factors that underlie those demographic changes. In short, these projections are simply one tool that should be used in evaluating possible futures for the region.

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Appendix I

Appendix Table A1: Population projections for Thames-Coromandel District, 2013-2063

	Alt	solute populat	ion	Growth Rate (Annualised)			
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant	
2013	27,340	27,340	27,340	-	-	-	
2014	27,283	27,415	27,547	-0.2%	0.3%	0.8%	
2015	27,254	27,514	27,775	-0.1%	0.4%	0.8%	
2016	27,243	27,627	28,016	0.0%	0.4%	0.9%	
2017	27,248	27,755	28,273	0.0%	0.5%	0.9%	
2018	27,262	27,892	28,538	0.1%	0.5%	0.9%	
2019	27,282	28,036	28,813	0.1%	0.5%	1.0%	
2020	27,304	28,183	29,094	0.1%	0.5%	1.0%	
2021	27,320	28,327	29,375	0.1%	0.5%	1.0%	
2022	27,335	28,473	29,660	0.1%	0.5%	1.0%	
2023	27,337	28,606	29,937	0.0%	0.5%	0.9%	
2024	27,332	28,734	30,211	0.0%	0.4%	0.9%	
2025	27,317	28,853	30,479	-0.1%	0.4%	0.9%	
2026	27,283	28,955	30,731	-0.1%	0.4%	0.8%	
2027	27,229	29,038	30,969	-0.2%	0.3%	0.8%	
2028	27,162	29,108	31,194	-0.2%	0.2%	0.7%	
2029	27,088	29,171	31,414	-0.3%	0.2%	0.7%	
2030	27,005	29,223	31,621	-0.3%	0.2%	0.7%	
2031	26,915	29,266	31,820	-0.3%	0.1%	0.6%	
2032	26,817	29,299	32,009	-0.4%	0.1%	0.6%	
2033	26,705	29,316	32,178	-0.4%	0.1%	0.5%	
2038	25,949	29,159	32,759	-0.6%	-0.1%	0.4%	
2043	24,803	28,514	32,770	-0.9%	-0.4%	0.0%	
2048	23,335	27,433	32,240	-1.2%	-0.8%	-0.3%	
2053	21,484	25,859	31,114	-1.6%	-1.2%	-0.7%	
2058	19,542	24,101	29,712	-1.9%	-1.4%	-0.9%	
2063	17,552	22,197	28,058	-2.1%	-1.6%	-1.1%	

Appendix Table A2: Population projections for Hauraki District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)			
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant	
2013	18,620	18,620	18,620	-	-	-	
2014	18,519	18,605	18,690	-0.5%	-0.1%	0.4%	
2015	18,446	18,612	18,780	-0.4%	0.0%	0.5%	
2016	18,395	18,640	18,888	-0.3%	0.1%	0.6%	
2017	18,354	18,676	19,004	-0.2%	0.2%	0.6%	
2018	18,327	18,725	19,133	-0.1%	0.3%	0.7%	
2019	18,318	18,793	19,281	0.0%	0.4%	0.8%	
2020	18,315	18,866	19,435	0.0%	0.4%	0.8%	
2021	18,319	18,947	19,599	0.0%	0.4%	0.8%	
2022	18,325	19,030	19,766	0.0%	0.4%	0.9%	
2023	18,328	19,113	19,934	0.0%	0.4%	0.8%	
2024	18,323	19,186	20,095	0.0%	0.4%	0.8%	
2025	18,311	19,255	20,252	-0.1%	0.4%	0.8%	
2026	18,288	19,314	20,402	-0.1%	0.3%	0.7%	
2027	18,258	19,366	20,545	-0.2%	0.3%	0.7%	
2028	18,224	19,413	20,684	-0.2%	0.2%	0.7%	
2029	18,183	19,453	20,815	-0.2%	0.2%	0.6%	
2030	18,139	19,489	20,944	-0.2%	0.2%	0.6%	
2031	18,091	19,520	21,066	-0.3%	0.2%	0.6%	
2032	18,040	19,547	21,184	-0.3%	0.1%	0.6%	
2033	17,978	19,562	21,291	-0.3%	0.1%	0.5%	
2038	17,507	19,451	21,618	-0.5%	-0.1%	0.3%	
2043	16,747	19,007	21,581	-0.9%	-0.5%	0.0%	
2048	15,793	18,320	21,260	-1.2%	-0.7%	-0.3%	
2053	14,705	17,449	20,715	-1.4%	-1.0%	-0.5%	
2058	13,608	16,524	20,075	-1.5%	-1.1%	-0.6%	
2063	12,479	15,520	19,312	-1.7%	-1.2%	-0.8%	

Appendix Table A3: Population projections for Waikato District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)		
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant
2013	66,530	66,530	66,530	-	-	-
2014	67,342	67,559	67,775	1.2%	1.5%	1.9%
2015	68,180	68,619	69,060	1.2%	1.6%	1.9%
2016	69,042	69,712	70,387	1.3%	1.6%	1.9%
2017	69,911	70,818	71,738	1.3%	1.6%	1.9%
2018	70,799	71,954	73,130	1.3%	1.6%	1.9%
2019	71,709	73,124	74,568	1.3%	1.6%	2.0%
2020	72,626	74,310	76,036	1.3%	1.6%	2.0%
2021	73,547	75,513	77,537	1.3%	1.6%	2.0%
2022	74,469	76,729	79,063	1.3%	1.6%	2.0%
2023	75,395	77,962	80,625	1.2%	1.6%	2.0%
2024	76,317	79,205	82,212	1.2%	1.6%	2.0%
2025	77,241	80,462	83,828	1.2%	1.6%	2.0%
2026	78,157	81,723	85,465	1.2%	1.6%	2.0%
2027	79,069	82,992	87,123	1.2%	1.6%	1.9%
2028	79,982	84,271	88,807	1.2%	1.5%	1.9%
2029	80,902	85,567	90,519	1.2%	1.5%	1.9%
2030	81,824	86,872	92,252	1.1%	1.5%	1.9%
2031	82,738	88,175	93,991	1.1%	1.5%	1.9%
2032	83,647	89,479	95,742	1.1%	1.5%	1.9%
2033	84,537	90,770	97,489	1.1%	1.4%	1.8%
2038	88,538	96,859	105,998	0.9%	1.3%	1.7%
2043	91,488	101,980	113,711	0.7%	1.0%	1.4%
2048	93,408	106,119	120,589	0.4%	0.8%	1.2%
2053	94,531	109,554	126,981	0.2%	0.6%	1.0%
2058	95,499	112,959	133,616	0.2%	0.6%	1.0%
2063	96,377	116,370	140,509	0.2%	0.6%	1.0%

Appendix Table A4: Population projections for Matamata-Piako District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)		
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant
2013	32,910	32,910	32,910	-	-	-
2014	32,954	33,043	33,133	0.1%	0.4%	0.7%
2015	33,018	33,194	33,371	0.2%	0.5%	0.7%
2016	33,101	33,363	33,628	0.3%	0.5%	0.8%
2017	33,203	33,551	33,904	0.3%	0.6%	0.8%
2018	33,319	33,754	34,197	0.4%	0.6%	0.9%
2019	33,448	33,972	34,506	0.4%	0.6%	0.9%
2020	33,585	34,199	34,827	0.4%	0.7%	0.9%
2021	33,728	34,435	35,160	0.4%	0.7%	1.0%
2022	33,879	34,680	35,505	0.4%	0.7%	1.0%
2023	34,034	34,931	35,858	0.5%	0.7%	1.0%
2024	34,177	35,172	36,203	0.4%	0.7%	1.0%
2025	34,315	35,410	36,548	0.4%	0.7%	1.0%
2026	34,445	35,642	36,888	0.4%	0.7%	0.9%
2027	34,570	35,870	37,227	0.4%	0.6%	0.9%
2028	34,683	36,087	37,557	0.3%	0.6%	0.9%
2029	34,801	36,309	37,893	0.3%	0.6%	0.9%
2030	34,912	36,524	38,222	0.3%	0.6%	0.9%
2031	35,024	36,740	38,552	0.3%	0.6%	0.9%
2032	35,126	36,946	38,872	0.3%	0.6%	0.8%
2033	35,224	37,148	39,189	0.3%	0.5%	0.8%
2038	35,505	37,938	40,552	0.2%	0.4%	0.7%
2043	35,376	38,314	41,511	-0.1%	0.2%	0.5%
2048	35,026	38,466	42,259	-0.2%	0.1%	0.4%
2053	34,549	38,500	42,919	-0.3%	0.0%	0.3%
2058	34,218	38,703	43,791	-0.2%	0.1%	0.4%
2063	33,942	38,978	44,771	-0.2%	0.1%	0.4%

Appendix Table A5: Population projections for Hamilton City, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)		
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant
2013	150,180	150,180	150,180	-	-	-
2014	152,048	152,513	152,979	1.2%	1.6%	1.9%
2015	153,995	154,928	155,867	1.3%	1.6%	1.9%
2016	155,992	157,401	158,823	1.3%	1.6%	1.9%
2017	158,040	159,933	161,851	1.3%	1.6%	1.9%
2018	160,161	162,550	164,978	1.3%	1.6%	1.9%
2019	162,338	165,234	168,188	1.4%	1.7%	1.9%
2020	164,555	167,970	171,464	1.4%	1.7%	1.9%
2021	166,806	170,751	174,800	1.4%	1.7%	1.9%
2022	169,097	173,584	178,204	1.4%	1.7%	1.9%
2023	171,410	176,454	181,662	1.4%	1.7%	1.9%
2024	173,750	179,366	185,182	1.4%	1.7%	1.9%
2025	176,093	182,299	188,745	1.3%	1.6%	1.9%
2026	178,402	185,214	192,311	1.3%	1.6%	1.9%
2027	180,676	188,111	195,880	1.3%	1.6%	1.9%
2028	182,924	190,998	199,460	1.2%	1.5%	1.8%
2029	185,133	193,862	203,037	1.2%	1.5%	1.8%
2030	187,279	196,677	206,583	1.2%	1.5%	1.7%
2031	189,390	199,469	210,124	1.1%	1.4%	1.7%
2032	191,431	202,205	213,629	1.1%	1.4%	1.7%
2033	193,414	204,895	217,106	1.0%	1.3%	1.6%
2038	202,577	217,775	234,179	0.9%	1.2%	1.5%
2043	210,685	229,794	250,721	0.8%	1.1%	1.4%
2048	217,337	240,510	266,250	0.6%	0.9%	1.2%
2053	221,940	249,243	280,002	0.4%	0.7%	1.0%
2058	225,197	256,711	292,717	0.3%	0.6%	0.9%
2063	226,675	262,493	304,016	0.1%	0.4%	0.8%

Appendix Table A6: Population projections for Waipa District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)		
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant
2013	48,660	48,660	48,660	-	-	-
2014	49,118	49,302	49,486	0.9%	1.3%	1.7%
2015	49,620	49,989	50,361	1.0%	1.4%	1.8%
2016	50,162	50,720	51,284	1.1%	1.5%	1.8%
2017	50,745	51,496	52,259	1.2%	1.5%	1.9%
2018	51,368	52,318	53,286	1.2%	1.6%	2.0%
2019	52,015	53,170	54,353	1.3%	1.6%	2.0%
2020	52,688	54,056	55,463	1.3%	1.7%	2.0%
2021	53,365	54,954	56,596	1.3%	1.7%	2.0%
2022	54,064	55,884	57,770	1.3%	1.7%	2.1%
2023	54,770	56,829	58,971	1.3%	1.7%	2.1%
2024	55,471	57,777	60,186	1.3%	1.7%	2.1%
2025	56,168	58,730	61,417	1.3%	1.6%	2.0%
2026	56,838	59,663	62,639	1.2%	1.6%	2.0%
2027	57,481	60,577	63,851	1.1%	1.5%	1.9%
2028	58,116	61,488	65,069	1.1%	1.5%	1.9%
2029	58,748	62,401	66,296	1.1%	1.5%	1.9%
2030	59,377	63,316	67,532	1.1%	1.5%	1.9%
2031	59,989	64,217	68,759	1.0%	1.4%	1.8%
2032	60,588	65,105	69,978	1.0%	1.4%	1.8%
2033	61,171	65,979	71,185	1.0%	1.3%	1.7%
2038	63,521	69,780	76,682	0.8%	1.1%	1.5%
2043	64,606	72,241	80,808	0.3%	0.7%	1.1%
2048	64,643	73,538	83,682	0.0%	0.4%	0.7%
2053	63,884	73,940	85,596	-0.2%	0.1%	0.5%
2058	63,195	74,450	87,706	-0.2%	0.1%	0.5%
2063	62,642	75,161	90,159	-0.2%	0.2%	0.6%

Appendix Table A7: Population projections for Otorohanga District, 2013-2063

	Alt	solute populat	ion	Growth Rate (Annualised)			
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant	
2013	9,610	9,610	9,610	-	-	-	
2014	9,563	9,605	9,648	-0.5%	0.0%	0.4%	
2015	9,523	9,608	9,693	-0.4%	0.0%	0.5%	
2016	9,492	9,617	9,744	-0.3%	0.1%	0.5%	
2017	9,467	9,632	9,800	-0.3%	0.2%	0.6%	
2018	9,452	9,656	9,865	-0.2%	0.3%	0.7%	
2019	9,446	9,689	9,939	-0.1%	0.3%	0.7%	
2020	9,446	9,728	10,019	0.0%	0.4%	0.8%	
2021	9,451	9,772	10,104	0.1%	0.4%	0.9%	
2022	9,459	9,818	10,193	0.1%	0.5%	0.9%	
2023	9,467	9,865	10,282	0.1%	0.5%	0.9%	
2024	9,475	9,913	10,373	0.1%	0.5%	0.9%	
2025	9,484	9,961	10,465	0.1%	0.5%	0.9%	
2026	9,491	10,008	10,557	0.1%	0.5%	0.9%	
2027	9,495	10,052	10,644	0.0%	0.4%	0.8%	
2028	9,494	10,090	10,727	0.0%	0.4%	0.8%	
2029	9,493	10,128	10,810	0.0%	0.4%	0.8%	
2030	9,487	10,162	10,889	-0.1%	0.3%	0.7%	
2031	9,477	10,191	10,963	-0.1%	0.3%	0.7%	
2032	9,461	10,213	11,031	-0.2%	0.2%	0.6%	
2033	9,436	10,226	11,089	-0.3%	0.1%	0.5%	
2038	9,216	10,187	11,271	-0.5%	-0.1%	0.3%	
2043	8,869	10,003	11,295	-0.8%	-0.4%	0.0%	
2048	8,458	9,736	11,226	-0.9%	-0.5%	-0.1%	
2053	8,007	9,416	11,093	-1.1%	-0.7%	-0.2%	
2058	7,488	9,007	10,858	-1.3%	-0.9%	-0.4%	
2063	6,874	8,475	10,472	-1.7%	-1.2%	-0.7%	

Appendix Table A8: Population projections for South Waikato District, 2013-2063

	Alt	solute populat	ion	Grow	th Rate (Annu	alised)
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant
2013	23,190	23,190	23,190	-	-	-
2014	23,043	23,124	23,205	-0.6%	-0.3%	0.1%
2015	22,920	23,078	23,237	-0.5%	-0.2%	0.1%
2016	22,821	23,054	23,290	-0.4%	-0.1%	0.2%
2017	22,731	23,038	23,350	-0.4%	-0.1%	0.3%
2018	22,656	23,035	23,422	-0.3%	0.0%	0.3%
2019	22,595	23,046	23,509	-0.3%	0.0%	0.4%
2020	22,539	23,063	23,603	-0.2%	0.1%	0.4%
2021	22,488	23,085	23,703	-0.2%	0.1%	0.4%
2022	22,440	23,111	23,809	-0.2%	0.1%	0.4%
2023	22,384	23,129	23,908	-0.2%	0.1%	0.4%
2024	22,315	23,134	23,994	-0.3%	0.0%	0.4%
2025	22,241	23,135	24,077	-0.3%	0.0%	0.3%
2026	22,159	23,127	24,152	-0.4%	0.0%	0.3%
2027	22,066	23,109	24,217	-0.4%	-0.1%	0.3%
2028	21,959	23,076	24,268	-0.5%	-0.1%	0.2%
2029	21,849	23,038	24,312	-0.5%	-0.2%	0.2%
2030	21,728	22,988	24,344	-0.6%	-0.2%	0.1%
2031	21,596	22,927	24,364	-0.6%	-0.3%	0.1%
2032	21,455	22,855	24,372	-0.7%	-0.3%	0.0%
2033	21,306	22,773	24,370	-0.7%	-0.4%	0.0%
2038	20,396	22,172	24,146	-0.9%	-0.5%	-0.2%
2043	19,299	21,353	23,679	-1.1%	-0.8%	-0.4%
2048	18,123	20,426	23,089	-1.2%	-0.9%	-0.5%
2053	16,881	19,408	22,391	-1.4%	-1.0%	-0.6%
2058	15,676	18,397	21,679	-1.5%	-1.1%	-0.6%
2063	14,436	17,318	20,868	-1.6%	-1.2%	-0.8%

Appendix Table A9: Population projections for Waitomo District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)			
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant	
2013	9,295	9,295	9,295	-	-	-	
2014	9,203	9,238	9,274	-1.0%	-0.6%	-0.2%	
2015	9,117	9,186	9,256	-0.9%	-0.6%	-0.2%	
2016	9,036	9,138	9,242	-0.9%	-0.5%	-0.2%	
2017	8,960	9,094	9,230	-0.8%	-0.5%	-0.1%	
2018	8,889	9,054	9,222	-0.8%	-0.4%	-0.1%	
2019	8,820	9,015	9,215	-0.8%	-0.4%	-0.1%	
2020	8,756	8,981	9,213	-0.7%	-0.4%	0.0%	
2021	8,697	8,952	9,215	-0.7%	-0.3%	0.0%	
2022	8,635	8,919	9,214	-0.7%	-0.4%	0.0%	
2023	8,571	8,884	9,210	-0.7%	-0.4%	0.0%	
2024	8,506	8,848	9,205	-0.8%	-0.4%	-0.1%	
2025	8,441	8,811	9,200	-0.8%	-0.4%	-0.1%	
2026	8,378	8,777	9,197	-0.7%	-0.4%	0.0%	
2027	8,313	8,740	9,192	-0.8%	-0.4%	-0.1%	
2028	8,241	8,696	9,178	-0.9%	-0.5%	-0.1%	
2029	8,168	8,650	9,163	-0.9%	-0.5%	-0.2%	
2030	8,094	8,602	9,146	-0.9%	-0.5%	-0.2%	
2031	8,021	8,556	9,131	-0.9%	-0.5%	-0.2%	
2032	7,947	8,508	9,114	-0.9%	-0.6%	-0.2%	
2033	7,872	8,459	9,095	-0.9%	-0.6%	-0.2%	
2038	7,452	8,157	8,935	-1.1%	-0.7%	-0.4%	
2043	7,001	7,809	8,718	-1.2%	-0.9%	-0.5%	
2048	6,530	7,426	8,455	-1.4%	-1.0%	-0.6%	
2053	6,056	7,028	8,164	-1.5%	-1.1%	-0.7%	
2058	5,553	6,583	7,814	-1.7%	-1.3%	-0.9%	
2063	5,021	6,090	7,396	-2.0%	-1.5%	-1.1%	

Appendix Table A10: Population projections for Taupo District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)			
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant	
2013	34,585	34,585	34,585	-	-	-	
2014	34,713	34,813	34,914	0.4%	0.7%	0.9%	
2015	34,853	35,052	35,252	0.4%	0.7%	1.0%	
2016	35,001	35,299	35,598	0.4%	0.7%	1.0%	
2017	35,152	35,548	35,948	0.4%	0.7%	1.0%	
2018	35,300	35,793	36,295	0.4%	0.7%	1.0%	
2019	35,448	36,041	36,646	0.4%	0.7%	1.0%	
2020	35,595	36,289	36,999	0.4%	0.7%	1.0%	
2021	35,740	36,538	37,357	0.4%	0.7%	1.0%	
2022	35,874	36,778	37,708	0.4%	0.7%	0.9%	
2023	35,994	37,006	38,049	0.3%	0.6%	0.9%	
2024	36,105	37,226	38,386	0.3%	0.6%	0.9%	
2025	36,211	37,442	38,719	0.3%	0.6%	0.9%	
2026	36,300	37,643	39,040	0.2%	0.5%	0.8%	
2027	36,373	37,830	39,349	0.2%	0.5%	0.8%	
2028	36,440	38,010	39,654	0.2%	0.5%	0.8%	
2029	36,505	38,190	39,959	0.2%	0.5%	0.8%	
2030	36,567	38,366	40,259	0.2%	0.5%	0.8%	
2031	36,622	38,533	40,551	0.1%	0.4%	0.7%	
2032	36,672	38,696	40,838	0.1%	0.4%	0.7%	
2033	36,713	38,848	41,114	0.1%	0.4%	0.7%	
2038	36,694	39,370	42,250	0.0%	0.3%	0.5%	
2043	36,157	39,335	42,803	-0.3%	0.0%	0.3%	
2048	35,220	38,851	42,867	-0.5%	-0.2%	0.0%	
2053	33,864	37,888	42,400	-0.8%	-0.5%	-0.2%	
2058	32,430	36,804	41,776	-0.9%	-0.6%	-0.3%	
2063	30,883	35,569	40,971	-1.0%	-0.7%	-0.4%	

Appendix Table A11: Population projections for part-Rotorua District, 2013-2063

	Ab	solute populat	ion	Growth Rate (Annualised)			
Year	Low-variant	Medium- variant	High-variant	Low-variant	Medium- variant	High-variant	
2013	3,820	3,820	3,820	-	-	-	
2014	3,823	3,833	3,842	0.1%	0.3%	0.6%	
2015	3,827	3,846	3,865	0.1%	0.3%	0.6%	
2016	3,831	3,859	3,887	0.1%	0.3%	0.6%	
2017	3,835	3,872	3,909	0.1%	0.3%	0.6%	
2018	3,839	3,885	3,931	0.1%	0.3%	0.6%	
2019	3,843	3,897	3,953	0.1%	0.3%	0.5%	
2020	3,846	3,909	3,974	0.1%	0.3%	0.5%	
2021	3,849	3,921	3,995	0.1%	0.3%	0.5%	
2022	3,852	3,933	4,017	0.1%	0.3%	0.5%	
2023	3,855	3,945	4,038	0.1%	0.3%	0.5%	
2024	3,857	3,956	4,058	0.1%	0.3%	0.5%	
2025	3,858	3,966	4,078	0.0%	0.3%	0.5%	
2026	3,859	3,976	4,097	0.0%	0.2%	0.5%	
2027	3,857	3,984	4,115	0.0%	0.2%	0.4%	
2028	3,854	3,990	4,132	-0.1%	0.2%	0.4%	
2029	3,851	3,996	4,147	-0.1%	0.1%	0.4%	
2030	3,847	4,001	4,162	-0.1%	0.1%	0.4%	
2031	3,842	4,005	4,177	-0.1%	0.1%	0.3%	
2032	3,836	4,008	4,190	-0.2%	0.1%	0.3%	
2033	3,828	4,009	4,201	-0.2%	0.0%	0.3%	
2038	3,751	3,976	4,218	-0.4%	-0.2%	0.1%	
2043	3,614	3,880	4,169	-0.7%	-0.5%	-0.2%	
2048	3,424	3,725	4,056	-1.1%	-0.8%	-0.5%	
2053	3,197	3,526	3,893	-1.4%	-1.1%	-0.8%	
2058	2,956	3,306	3,703	-1.6%	-1.3%	-1.0%	
2063	2,719	3,087	3,510	-1.7%	-1.4%	-1.1%	

Appendix Table A12: Population projections for the Waikato Region, 2013-2063

	Al	solute populati	on	Grow	th Rate (Annua	alised)
Year	Combined low-variant	Combined medium- variant	Combined high-variant	Combined low-variant	Combined medium- variant	Combined high-variant
2013	424,740	424,740	424,740	-	-	-
2014	427,611	429,051	430,492	0.7%	1.0%	1.4%
2015	430,753	433,627	436,516	0.7%	1.1%	1.4%
2016	434,117	438,430	442,787	0.8%	1.1%	1.4%
2017	437,646	443,413	449,265	0.8%	1.1%	1.5%
2018	441,372	448,616	455,998	0.9%	1.2%	1.5%
2019	445,263	454,017	462,970	0.9%	1.2%	1.5%
2020	449,255	459,555	470,127	0.9%	1.2%	1.5%
2021	453,311	465,196	477,441	0.9%	1.2%	1.6%
2022	457,429	470,940	484,909	0.9%	1.2%	1.6%
2023	461,545	476,724	492,474	0.9%	1.2%	1.6%
2024	465,628	482,518	500,105	0.9%	1.2%	1.5%
2025	469,679	488,325	507,808	0.9%	1.2%	1.5%
2026	473,599	494,042	515,479	0.8%	1.2%	1.5%
2027	477,387	499,668	523,113	0.8%	1.1%	1.5%
2028	481,077	505,228	530,729	0.8%	1.1%	1.5%
2029	484,720	510,766	538,365	0.8%	1.1%	1.4%
2030	488,258	516,220	545,955	0.7%	1.1%	1.4%
2031	491,704	521,598	553,498	0.7%	1.0%	1.4%
2032	495,019	526,862	560,959	0.7%	1.0%	1.3%
2033	498,184	531,986	568,307	0.6%	1.0%	1.3%
2038	511,104	554,825	602,608	0.5%	0.8%	1.2%
2043	518,645	572,231	631,766	0.3%	0.6%	0.9%
2048	521,298	584,550	655,972	0.1%	0.4%	0.8%
2053	519,097	591,812	675,269	-0.1%	0.2%	0.6%
2058	515,360	597,546	693,446	-0.1%	0.2%	0.5%
2063	509,600	601,259	710,041	-0.2%	0.1%	0.5%

Appendix II

Appendix Table A13: Medium-variant family and household projections for Thames

Coromandel District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,504	2,131	1,178	7,813	7,671	305	3,632	11,607
2014	4,611	2,132	1,175	7,918	7,766	304	3,670	11,739
2015	4,721	2,130	1,175	8,026	7,865	303	3,720	11,888
2016	4,835	2,131	1,177	8,143	7,972	303	3,782	12,057
2017	4,940	2,134	1,179	8,253	8,071	304	3,851	12,226
2018	5,052	2,127	1,179	8,358	8,167	302	3,917	12,386
2019	5,160	2,119	1,176	8,455	8,254	299	3,989	12,542
2020	5,276	2,110	1,171	8,558	8,346	297	4,064	12,707
2021	5,384	2,107	1,167	8,658	8,435	294	4,139	12,869
2022	5,480	2,104	1,166	8,750	8,517	292	4,223	13,031
2023	5,578	2,091	1,161	8,830	8,587	289	4,299	13,174
2024	5,670	2,078	1,155	8,903	8,650	286	4,373	13,309
2025	5,767	2,061	1,148	8,976	8,713	284	4,445	13,442
2026	5,847	2,050	1,144	9,041	8,768	282	4,516	13,565
2027	5,917	2,039	1,141	9,097	8,813	280	4,583	13,676
2028	5,990	2,017	1,134	9,141	8,848	278	4,649	13,775
2029	6,054	1,993	1,128	9,175	8,872	276	4,712	13,860
2030	6,120	1,971	1,120	9,211	8,899	273	4,768	13,939
2031	6,174	1,952	1,114	9,240	8,918	269	4,823	14,011
2032	6,223	1,931	1,109	9,263	8,932	265	4,876	14,074
2033	6,270	1,905	1,097	9,272	8,933	263	4,928	14,123
2038	6,437	1,753	1,042	9,231	8,852	243	5,098	14,193
2043	6,447	1,587	978	9,012	8,641	232	5,204	14,077
2048	6,328	1,407	900	8,634	8,279	217	5,175	13,672
2053	6,079	1,234	817	8,130	7,796	200	5,006	13,003
2058	5,749	1,078	735	7,562	7,251	183	4,741	12,175
2063	5,343	939	653	6,935	6,650	164	4,440	11,254

Appendix Table A14: Low-variant family and household projections for Thames Coromandel District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,504	2,131	1,178	7,813	7,671	305	3,632	11,607
2014	4,589	2,123	1,170	7,883	7,732	302	3,650	11,684
2015	4,677	2,114	1,165	7,956	7,796	300	3,681	11,777
2016	4,768	2,106	1,162	8,037	7,868	299	3,725	11,891
2017	4,851	2,100	1,159	8,110	7,932	297	3,774	12,003
2018	4,939	2,085	1,154	8,178	7,991	294	3,821	12,107
2019	5,022	2,069	1,146	8,237	8,041	290	3,874	12,205
2020	5,112	2,052	1,137	8,301	8,095	286	3,929	12,311
2021	5,193	2,040	1,127	8,360	8,146	282	3,983	12,412
2022	5,262	2,028	1,121	8,411	8,188	278	4,045	12,512
2023	5,332	2,007	1,112	8,450	8,218	274	4,100	12,592
2024	5,396	1,986	1,101	8,482	8,241	271	4,152	12,663
2025	5,463	1,961	1,089	8,513	8,263	268	4,200	12,731
2026	5,514	1,941	1,081	8,536	8,277	264	4,248	12,788
2027	5,553	1,922	1,073	8,548	8,282	261	4,290	12,832
2028	5,597	1,891	1,061	8,550	8,275	258	4,332	12,865
2029	5,630	1,860	1,051	8,541	8,259	255	4,369	12,883
2030	5,666	1,830	1,039	8,535	8,245	251	4,400	12,896
2031	5,691	1,803	1,028	8,522	8,226	246	4,429	12,901
2032	5,710	1,775	1,019	8,504	8,201	242	4,456	12,899
2033	5,730	1,742	1,003	8,474	8,164	239	4,483	12,886
2038	5,761	1,559	929	8,248	7,909	216	4,532	12,657
2043	5,656	1,371	849	7,875	7,552	201	4,521	12,274
2048	5,439	1,183	759	7,381	7,078	184	4,395	11,657
2053	5,105	1,012	672	6,789	6,510	165	4,152	10,827
2058	4,709	863	590	6,161	5,908	147	3,840	9,896
2063	4,263	732	511	5,506	5,279	129	3,515	8,923

Appendix Table A15: High-variant family and household projections for Thames Coromandel District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,504	2,131	1,178	7,813	7,671	305	3,632	11,607
2014	4,633	2,140	1,180	7,953	7,800	305	3,689	11,795
2015	4,765	2,147	1,185	8,097	7,934	306	3,759	11,999
2016	4,902	2,156	1,192	8,250	8,077	308	3,841	12,226
2017	5,031	2,168	1,200	8,398	8,213	310	3,929	12,452
2018	5,168	2,170	1,204	8,542	8,346	310	4,015	12,671
2019	5,302	2,171	1,207	8,679	8,472	308	4,107	12,888
2020	5,446	2,170	1,207	8,823	8,605	308	4,204	13,117
2021	5,582	2,176	1,208	8,965	8,735	307	4,301	13,343
2022	5,707	2,182	1,212	9,101	8,859	306	4,408	13,573
2023	5,835	2,179	1,212	9,226	8,973	304	4,508	13,784
2024	5,959	2,174	1,211	9,345	9,079	303	4,607	13,988
2025	6,088	2,167	1,210	9,464	9,187	302	4,704	14,193
2026	6,201	2,165	1,211	9,577	9,287	301	4,801	14,389
2027	6,303	2,163	1,214	9,680	9,379	300	4,896	14,574
2028	6,411	2,151	1,212	9,773	9,460	299	4,990	14,749
2029	6,508	2,136	1,211	9,855	9,530	299	5,082	14,911
2030	6,609	2,122	1,209	9,939	9,602	297	5,167	15,066
2031	6,697	2,113	1,207	10,017	9,668	294	5,252	15,214
2032	6,779	2,101	1,208	10,088	9,728	291	5,334	15,353
2033	6,859	2,084	1,200	10,144	9,772	289	5,416	15,478
2038	7,189	1,971	1,169	10,329	9,904	273	5,733	15,911
2043	7,346	1,835	1,127	10,308	9,884	267	5,988	16,139
2048	7,359	1,671	1,066	10,095	9,680	256	6,093	16,029
2053	7,236	1,502	994	9,732	9,332	242	6,034	15,609
2058	7,014	1,345	916	9,275	8,894	228	5,851	14,972
2063	6,693	1,204	833	8,730	8,371	209	5,606	14,186

Appendix Table A16: Medium-variant family and household projections for Hauraki District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	2,604	1,733	1,058	5,395	5,266	194	2,208	7,668
2014	2,662	1,733	1,058	5,454	5,318	194	2,235	7,747
2015	2,722	1,737	1,061	5,519	5,377	195	2,270	7,842
2016	2,790	1,738	1,062	5,590	5,440	195	2,310	7,945
2017	2,852	1,744	1,070	5,666	5,509	195	2,353	8,058
2018	2,915	1,749	1,075	5,739	5,575	196	2,398	8,168
2019	2,980	1,745	1,073	5,797	5,626	195	2,445	8,265
2020	3,044	1,744	1,073	5,861	5,683	194	2,491	8,368
2021	3,107	1,740	1,071	5,919	5,734	192	2,539	8,465
2022	3,165	1,741	1,069	5,975	5,782	191	2,590	8,562
2023	3,225	1,740	1,070	6,035	5,835	190	2,638	8,663
2024	3,283	1,734	1,069	6,086	5,879	190	2,685	8,754
2025	3,335	1,728	1,070	6,133	5,919	188	2,735	8,842
2026	3,385	1,718	1,069	6,173	5,951	187	2,786	8,924
2027	3,433	1,709	1,069	6,211	5,982	186	2,837	9,005
2028	3,481	1,701	1,068	6,250	6,015	185	2,881	9,080
2029	3,523	1,692	1,068	6,283	6,040	183	2,928	9,152
2030	3,564	1,680	1,065	6,309	6,059	183	2,970	9,212
2031	3,604	1,663	1,062	6,329	6,074	183	3,019	9,275
2032	3,643	1,642	1,061	6,346	6,084	181	3,065	9,330
2033	3,682	1,621	1,057	6,360	6,092	180	3,105	9,377
2038	3,833	1,494	1,017	6,344	6,048	175	3,285	9,509
2043	3,892	1,349	957	6,198	5,908	171	3,397	9,476
2048	3,887	1,196	883	5,966	5,688	164	3,412	9,264
2053	3,816	1,068	795	5,679	5,414	155	3,346	8,916
2058	3,705	956	716	5,376	5,125	145	3,233	8,503
2063	3,522	848	659	5,028	4,794	133	3,120	8,047

Appendix Table A17: Low-variant family and household projections for Hauraki District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	2,604	1,733	1,058	5,395	5,266	194	2,208	7,668
2014	2,651	1,727	1,054	5,433	5,297	193	2,224	7,714
2015	2,700	1,724	1,053	5,477	5,336	193	2,249	7,778
2016	2,757	1,720	1,050	5,526	5,379	192	2,278	7,849
2017	2,807	1,719	1,054	5,580	5,426	192	2,311	7,928
2018	2,859	1,717	1,054	5,630	5,469	191	2,346	8,005
2019	2,911	1,706	1,047	5,665	5,498	189	2,382	8,069
2020	2,963	1,699	1,043	5,705	5,532	188	2,418	8,137
2021	3,013	1,688	1,037	5,739	5,559	185	2,455	8,199
2022	3,058	1,682	1,031	5,771	5,585	183	2,494	8,262
2023	3,105	1,673	1,028	5,806	5,613	182	2,531	8,326
2024	3,150	1,660	1,023	5,832	5,633	181	2,566	8,380
2025	3,188	1,647	1,019	5,854	5,649	178	2,604	8,431
2026	3,223	1,630	1,014	5,868	5,657	177	2,642	8,475
2027	3,257	1,614	1,010	5,880	5,664	175	2,679	8,518
2028	3,291	1,598	1,005	5,894	5,672	173	2,710	8,555
2029	3,318	1,582	1,000	5,900	5,673	171	2,743	8,587
2030	3,345	1,563	993	5,901	5,668	170	2,772	8,610
2031	3,371	1,540	986	5,896	5,658	169	2,807	8,635
2032	3,395	1,513	980	5,888	5,645	168	2,839	8,651
2033	3,419	1,486	972	5,877	5,629	166	2,865	8,660
2038	3,498	1,334	913	5,745	5,477	158	2,972	8,607
2043	3,486	1,172	837	5,495	5,239	151	3,011	8,401
2048	3,411	1,011	753	5,175	4,934	141	2,962	8,037
2053	3,272	880	661	4,814	4,589	130	2,843	7,562
2058	3,102	768	581	4,450	4,243	119	2,687	7,049
2063	2,875	662	523	4,059	3,870	107	2,537	6,514

Appendix Table A18: High-variant family and household projections for Hauraki District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	2,604	1,733	1,058	5,395	5,266	194	2,208	7,668
2014	2,673	1,739	1,062	5,475	5,338	195	2,246	7,779
2015	2,743	1,749	1,069	5,561	5,418	197	2,292	7,907
2016	2,823	1,757	1,074	5,654	5,503	198	2,342	8,043
2017	2,897	1,770	1,087	5,753	5,594	199	2,396	8,189
2018	2,972	1,781	1,096	5,850	5,683	200	2,452	8,335
2019	3,050	1,784	1,099	5,932	5,757	200	2,510	8,467
2020	3,127	1,791	1,103	6,021	5,838	201	2,567	8,606
2021	3,204	1,794	1,107	6,105	5,913	200	2,627	8,740
2022	3,275	1,803	1,108	6,186	5,987	199	2,689	8,875
2023	3,349	1,810	1,115	6,274	6,066	199	2,750	9,016
2024	3,423	1,811	1,119	6,352	6,136	200	2,810	9,146
2025	3,489	1,814	1,124	6,427	6,202	198	2,874	9,274
2026	3,555	1,812	1,128	6,494	6,261	198	2,938	9,398
2027	3,618	1,811	1,132	6,561	6,320	198	3,004	9,521
2028	3,682	1,811	1,136	6,629	6,380	197	3,063	9,639
2029	3,740	1,810	1,141	6,691	6,433	196	3,125	9,754
2030	3,798	1,806	1,142	6,746	6,479	196	3,183	9,858
2031	3,854	1,797	1,144	6,795	6,521	197	3,248	9,965
2032	3,909	1,783	1,148	6,840	6,558	196	3,310	10,064
2033	3,965	1,769	1,150	6,883	6,593	196	3,366	10,155
2038	4,201	1,672	1,134	7,007	6,680	194	3,632	10,506
2043	4,345	1,553	1,094	6,991	6,665	194	3,833	10,693
2048	4,430	1,414	1,035	6,879	6,558	191	3,932	10,682
2053	4,451	1,295	956	6,702	6,389	185	3,941	10,514
2058	4,425	1,189	882	6,496	6,194	177	3,890	10,261
2063	4,315	1,085	830	6,230	5,939	167	3,837	9,944

 $Appendix\ Table\ A19:\ Medium-variant\ family\ and\ household\ projections\ for\ Waikato\ District,$ 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	7,400	7,936	3,415	18,750	17,960	502	4,536	22,998
2014	7,694	8,041	3,471	19,206	18,379	510	4,679	23,568
2015	8,001	8,151	3,535	19,688	18,822	518	4,830	24,171
2016	8,328	8,270	3,608	20,205	19,299	528	4,995	24,822
2017	8,649	8,384	3,676	20,709	19,761	538	5,163	25,462
2018	8,978	8,488	3,740	21,205	20,215	547	5,334	26,096
2019	9,301	8,588	3,800	21,689	20,657	555	5,513	26,725
2020	9,629	8,700	3,867	22,196	21,120	564	5,694	27,378
2021	9,955	8,826	3,937	22,717	21,595	572	5,883	28,050
2022	10,279	8,950	4,002	23,231	22,062	580	6,075	28,717
2023	10,607	9,061	4,072	23,741	22,525	587	6,267	29,379
2024	10,929	9,168	4,138	24,235	22,973	594	6,463	30,030
2025	11,247	9,290	4,211	24,748	23,437	600	6,661	30,698
2026	11,551	9,429	4,275	25,255	23,895	604	6,865	31,364
2027	11,853	9,567	4,343	25,763	24,353	610	7,068	32,030
2028	12,157	9,691	4,416	26,264	24,803	615	7,269	32,687
2029	12,456	9,807	4,490	26,753	25,240	620	7,474	33,334
2030	12,741	9,936	4,562	27,239	25,675	624	7,674	33,973
2031	13,018	10,062	4,627	27,707	26,092	627	7,879	34,598
2032	13,286	10,187	4,687	28,160	26,494	629	8,079	35,202
2033	13,548	10,312	4,750	28,611	26,893	633	8,277	35,802
2038	14,779	10,824	5,022	30,626	28,653	644	9,265	38,561
2043	15,795	11,245	5,235	32,275	30,196	675	10,164	41,035
2048	16,831	11,443	5,401	33,676	31,506	703	10,939	43,147
2053	17,901	11,506	5,554	34,961	32,709	734	11,579	45,022
2058	18,933	11,566	5,675	36,174	33,843	759	12,187	46,790
2063	19,833	11,672	5,801	37,306	34,903	778	12,797	48,477

Appendix Table A20: Low-variant family and household projections for Waikato District, 2013-2063

Year		Fam	ilies		Households			
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	7,400	7,936	3,415	18,750	17,960	502	4,536	22,998
2014	7,672	8,015	3,459	19,146	18,322	508	4,665	23,494
2015	7,956	8,098	3,510	19,565	18,704	515	4,800	24,019
2016	8,258	8,188	3,569	20,015	19,116	523	4,950	24,589
2017	8,552	8,272	3,623	20,447	19,511	530	5,101	25,143
2018	8,853	8,344	3,671	20,868	19,894	537	5,255	25,686
2019	9,147	8,411	3,715	21,273	20,261	544	5,416	26,220
2020	9,443	8,488	3,766	21,698	20,645	550	5,578	26,773
2021	9,736	8,578	3,817	22,131	21,038	556	5,747	27,342
2022	10,026	8,663	3,865	22,554	21,420	562	5,918	27,899
2023	10,317	8,735	3,916	22,969	21,793	567	6,087	28,447
2024	10,601	8,801	3,964	23,366	22,149	572	6,260	28,981
2025	10,879	8,881	4,016	23,776	22,516	576	6,433	29,525
2026	11,142	8,975	4,060	24,177	22,875	578	6,611	30,064
2027	11,401	9,066	4,109	24,576	23,231	581	6,787	30,598
2028	11,661	9,143	4,160	24,965	23,576	585	6,959	31,119
2029	11,913	9,213	4,212	25,338	23,906	588	7,133	31,626
2030	12,151	9,293	4,263	25,706	24,230	590	7,302	32,122
2031	12,379	9,369	4,307	26,055	24,536	590	7,475	32,602
2032	12,597	9,446	4,346	26,388	24,827	591	7,641	33,058
2033	12,807	9,521	4,388	26,717	25,112	592	7,805	33,508
2038	13,744	9,788	4,551	28,084	26,275	592	8,598	35,464
2043	14,414	9,974	4,655	29,044	27,172	608	9,274	37,055
2048	15,044	9,963	4,712	29,719	27,804	619	9,803	38,227
2053	15,657	9,829	4,751	30,237	28,289	634	10,179	39,101
2058	16,220	9,678	4,756	30,654	28,679	642	10,505	39,826
2063	16,668	9,549	4,759	30,976	28,980	645	10,817	40,443

Appendix Table A21: High-variant family and household projections for Waikato District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	7,400	7,936	3,415	18,750	17,960	502	4,536	22,998
2014	7,716	8,067	3,483	19,266	18,437	512	4,694	23,642
2015	8,047	8,204	3,561	19,812	18,940	522	4,860	24,323
2016	8,399	8,352	3,647	20,398	19,482	534	5,041	25,057
2017	8,746	8,497	3,731	20,974	20,014	546	5,226	25,785
2018	9,104	8,633	3,810	21,548	20,542	557	5,414	26,513
2019	9,458	8,768	3,887	22,113	21,061	567	5,612	27,239
2020	9,819	8,916	3,972	22,707	21,606	578	5,812	27,996
2021	10,178	9,082	4,060	23,320	22,168	588	6,023	28,779
2022	10,539	9,246	4,144	23,929	22,726	598	6,237	29,561
2023	10,906	9,400	4,234	24,540	23,284	608	6,452	30,344
2024	11,268	9,550	4,322	25,140	23,831	617	6,674	31,121
2025	11,629	9,719	4,415	25,763	24,398	625	6,897	31,921
2026	11,977	9,907	4,501	26,385	24,964	632	7,130	32,726
2027	12,325	10,096	4,593	27,013	25,534	639	7,363	33,536
2028	12,677	10,271	4,689	27,637	26,100	647	7,595	34,342
2029	13,026	10,441	4,787	28,253	26,656	655	7,831	35,143
2030	13,363	10,624	4,883	28,871	27,213	661	8,066	35,940
2031	13,693	10,806	4,973	29,472	27,754	667	8,307	36,728
2032	14,016	10,988	5,057	30,061	28,282	671	8,543	37,496
2033	14,335	11,171	5,144	30,650	28,809	676	8,779	38,265
2038	15,897	11,971	5,544	33,412	31,259	701	9,987	41,947
2043	17,315	12,677	5,888	35,881	33,569	750	11,143	45,462
2048	18,837	13,140	6,193	38,170	35,710	797	12,210	48,718
2053	20,471	13,465	6,493	40,430	37,825	851	13,175	51,851
2058	22,100	13,817	6,772	42,689	39,938	897	14,140	54,975
2063	23,594	14,262	7,073	44,928	42,033	937	15,137	58,107

Appendix Table A22: Medium-variant family and household projections for Matamata-Piako District, 2013-2063

Year		Fam	ilies			House	eholds	Total households 12,695 12,808 12,914 13,046 13,184 13,321 13,455 13,594 13,735 13,880 14,015 14,146 14,277 14,412 14,538 14,668 14,784 14,899 15,005 15,107 15,211 15,584 15,856 15,991 16,068	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households		
2013	4,305	3,641	1,484	9,431	9,175	314	3,207	12,695	
2014	4,382	3,655	1,490	9,527	9,260	313	3,235	12,808	
2015	4,471	3,655	1,492	9,618	9,340	313	3,262	12,914	
2016	4,559	3,668	1,502	9,730	9,439	312	3,294	13,046	
2017	4,662	3,668	1,507	9,836	9,533	313	3,338	13,184	
2018	4,759	3,671	1,515	9,945	9,630	312	3,379	13,321	
2019	4,844	3,688	1,524	10,056	9,728	308	3,419	13,455	
2020	4,930	3,700	1,534	10,164	9,823	307	3,464	13,594	
2021	5,010	3,719	1,547	10,276	9,922	304	3,510	13,735	
2022	5,095	3,733	1,558	10,386	10,018	300	3,562	13,880	
2023	5,179	3,744	1,566	10,490	10,109	297	3,609	14,015	
2024	5,250	3,758	1,579	10,587	10,194	295	3,657	14,146	
2025	5,321	3,775	1,589	10,685	10,278	293	3,706	14,277	
2026	5,386	3,794	1,602	10,781	10,361	291	3,760	14,412	
2027	5,450	3,813	1,613	10,875	10,441	288	3,809	14,538	
2028	5,510	3,829	1,626	10,965	10,518	286	3,864	14,668	
2029	5,575	3,834	1,634	11,043	10,582	285	3,917	14,784	
2030	5,630	3,851	1,647	11,127	10,653	283	3,962	14,899	
2031	5,686	3,863	1,659	11,207	10,720	281	4,004	15,005	
2032	5,724	3,879	1,673	11,276	10,776	279	4,053	15,107	
2033	5,773	3,890	1,685	11,347	10,833	277	4,101	15,211	
2038	5,959	3,896	1,724	11,578	11,002	267	4,315	15,584	
2043	6,058	3,874	1,745	11,677	11,096	269	4,491	15,856	
2048	6,165	3,806	1,736	11,707	11,125	273	4,593	15,991	
2053	6,269	3,749	1,723	11,742	11,158	274	4,636	16,068	
2058	6,413	3,724	1,717	11,855	11,265	273	4,654	16,192	
2063	6,562	3,710	1,713	11,985	11,389	269	4,689	16,348	

Appendix Table A23: Low-variant family and household projections for Matamata-Piako District, 2013-2063

Year		Fam	ilies			House	eholds	Total households 12,695 12,773 12,847 12,945 13,049 13,152 13,252 13,356 13,461 13,570 13,669 13,763 13,857 13,955 14,044 14,136 14,213 14,289 14,357 14,421 14,486 14,662 14,724 14,651 14,517 14,427	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households		
2013	4,305	3,641	1,484	9,431	9,175	314	3,207	12,695	
2014	4,370	3,649	1,486	9,505	9,239	312	3,223	12,773	
2015	4,448	3,641	1,485	9,574	9,297	311	3,239	12,847	
2016	4,525	3,647	1,492	9,664	9,375	309	3,260	12,945	
2017	4,616	3,639	1,492	9,747	9,447	309	3,294	13,049	
2018	4,702	3,634	1,496	9,832	9,520	307	3,325	13,152	
2019	4,775	3,642	1,501	9,919	9,595	302	3,355	13,252	
2020	4,849	3,644	1,507	10,001	9,665	300	3,390	13,356	
2021	4,918	3,654	1,515	10,087	9,740	296	3,426	13,461	
2022	4,991	3,657	1,522	10,170	9,810	292	3,468	13,570	
2023	5,064	3,658	1,526	10,248	9,876	288	3,505	13,669	
2024	5,123	3,661	1,534	10,318	9,934	286	3,543	13,763	
2025	5,183	3,666	1,539	10,388	9,992	283	3,582	13,857	
2026	5,236	3,674	1,547	10,457	10,049	281	3,625	13,955	
2027	5,289	3,681	1,553	10,523	10,103	277	3,664	14,044	
2028	5,337	3,685	1,561	10,584	10,152	275	3,708	14,136	
2029	5,390	3,679	1,565	10,633	10,189	273	3,750	14,213	
2030	5,433	3,683	1,573	10,689	10,233	271	3,785	14,289	
2031	5,477	3,684	1,579	10,740	10,273	268	3,816	14,357	
2032	5,504	3,688	1,588	10,781	10,302	265	3,853	14,421	
2033	5,541	3,687	1,595	10,823	10,332	263	3,890	14,486	
2038	5,662	3,639	1,608	10,909	10,367	250	4,045	14,662	
2043	5,689	3,566	1,605	10,860	10,320	248	4,157	14,724	
2048	5,717	3,450	1,573	10,739	10,205	247	4,198	14,651	
2053	5,733	3,345	1,537	10,615	10,087	245	4,185	14,517	
2058	5,783	3,268	1,508	10,560	10,035	240	4,152	14,427	
2063	5,834	3,201	1,481	10,515	9,992	233	4,130	14,355	

Appendix Table A24: High-variant family and household projections for Matamata-Piako District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,305	3,641	1,484	9,431	9,175	314	3,207	12,695
2014	4,394	3,662	1,493	9,549	9,282	313	3,247	12,842
2015	4,494	3,669	1,499	9,662	9,382	315	3,285	12,982
2016	4,594	3,690	1,513	9,797	9,504	315	3,328	13,148
2017	4,708	3,697	1,521	9,927	9,621	317	3,383	13,321
2018	4,817	3,709	1,534	10,060	9,741	317	3,435	13,493
2019	4,914	3,735	1,547	10,196	9,864	314	3,485	13,662
2020	5,012	3,757	1,562	10,330	9,984	314	3,541	13,838
2021	5,105	3,786	1,579	10,470	10,109	311	3,597	14,017
2022	5,201	3,810	1,595	10,607	10,231	308	3,660	14,200
2023	5,298	3,833	1,608	10,739	10,349	306	3,717	14,373
2024	5,381	3,859	1,626	10,865	10,461	305	3,776	14,542
2025	5,464	3,887	1,641	10,992	10,573	303	3,836	14,712
2026	5,541	3,918	1,659	11,118	10,684	302	3,901	14,887
2027	5,617	3,950	1,675	11,242	10,794	299	3,962	15,054
2028	5,690	3,979	1,694	11,363	10,899	298	4,028	15,226
2029	5,767	3,996	1,707	11,471	10,993	297	4,094	15,383
2030	5,835	4,026	1,726	11,587	11,093	296	4,151	15,540
2031	5,904	4,052	1,743	11,698	11,189	294	4,204	15,688
2032	5,955	4,080	1,763	11,798	11,274	293	4,265	15,832
2033	6,016	4,104	1,781	11,901	11,362	292	4,326	15,979
2038	6,273	4,171	1,848	12,292	11,681	285	4,606	16,572
2043	6,454	4,208	1,898	12,560	11,935	292	4,857	17,084
2048	6,651	4,198	1,917	12,766	12,132	301	5,029	17,462
2053	6,858	4,202	1,932	12,992	12,346	307	5,139	17,792
2058	7,114	4,244	1,955	13,312	12,650	310	5,220	18,181
2063	7,381	4,300	1,982	13,664	12,985	311	5,326	18,621

Appendix Table A25: Medium-variant family and household projections for Hamilton City, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	14,556	15,683	8,944	39,182	37,195	3,305	11,885	52,385
2014	15,044	16,033	9,119	40,197	38,121	3,333	12,212	53,666
2015	15,558	16,399	9,301	41,257	39,090	3,352	12,559	55,001
2016	16,045	16,750	9,465	42,260	40,002	3,341	12,926	56,270
2017	16,549	17,097	9,631	43,277	40,926	3,320	13,327	57,572
2018	17,127	17,434	9,802	44,363	41,913	3,308	13,762	58,982
2019	17,705	17,762	9,962	45,429	42,879	3,298	14,220	60,396
2020	18,282	18,102	10,134	46,519	43,866	3,287	14,690	61,843
2021	18,841	18,402	10,283	47,526	44,774	3,289	15,170	63,232
2022	19,394	18,704	10,428	48,527	45,674	3,285	15,667	64,625
2023	19,994	19,002	10,571	49,567	46,609	3,277	16,181	66,067
2024	20,614	19,287	10,726	50,628	47,561	3,295	16,725	67,581
2025	21,227	19,580	10,890	51,697	48,520	3,314	17,265	69,099
2026	21,848	19,819	11,044	52,711	49,425	3,342	17,805	70,572
2027	22,454	20,050	11,196	53,699	50,304	3,365	18,360	72,029
2028	23,104	20,285	11,349	54,738	51,229	3,404	18,929	73,561
2029	23,773	20,515	11,502	55,790	52,165	3,428	19,513	75,106
2030	24,422	20,736	11,650	56,809	53,068	3,442	20,088	76,597
2031	25,090	20,930	11,796	57,815	53,957	3,461	20,668	78,086
2032	25,742	21,093	11,926	58,762	54,789	3,471	21,227	79,487
2033	26,415	21,271	12,073	59,758	55,666	3,467	21,826	80,959
2038	29,609	21,964	12,640	64,214	59,538	3,386	24,661	87,585
2043	32,355	22,567	13,113	68,035	63,082	3,452	27,437	93,971
2048	34,853	22,961	13,492	71,306	66,115	3,506	29,932	99,552
2053	36,968	23,243	13,823	74,034	68,644	3,544	32,064	104,252
2058	38,675	23,470	14,095	76,240	70,689	3,585	33,852	108,125
2063	40,015	23,571	14,303	77,888	72,218	3,630	35,404	111,251

Appendix Table A26: Low-variant family and household projections for Hamilton City, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	14,556	15,683	8,944	39,182	37,195	3,305	11,885	52,385
2014	14,995	16,001	9,098	40,095	38,024	3,323	12,165	53,512
2015	15,457	16,333	9,259	41,049	38,893	3,330	12,466	54,689
2016	15,892	16,649	9,401	41,941	39,700	3,309	12,787	55,796
2017	16,340	16,959	9,543	42,842	40,514	3,276	13,140	56,931
2018	16,858	17,256	9,689	43,804	41,385	3,252	13,526	58,162
2019	17,374	17,542	9,823	44,739	42,228	3,230	13,933	59,391
2020	17,886	17,838	9,968	45,693	43,088	3,208	14,349	60,645
2021	18,377	18,093	10,090	46,560	43,864	3,200	14,773	61,837
2022	18,862	18,348	10,207	47,417	44,629	3,188	15,211	63,028
2023	19,390	18,596	10,321	48,307	45,424	3,171	15,664	64,259
2024	19,937	18,829	10,446	49,211	46,231	3,182	16,143	65,555
2025	20,473	19,067	10,580	50,120	47,040	3,193	16,616	66,849
2026	21,016	19,253	10,702	50,971	47,793	3,213	17,086	68,092
2027	21,542	19,428	10,822	51,792	48,518	3,228	17,566	69,312
2028	22,109	19,605	10,942	52,656	49,281	3,258	18,058	70,597
2029	22,692	19,775	11,060	53,527	50,049	3,274	18,562	71,885
2030	23,254	19,935	11,174	54,362	50,782	3,279	19,055	73,115
2031	23,831	20,067	11,283	55,181	51,499	3,288	19,550	74,337
2032	24,392	20,168	11,378	55,939	52,157	3,290	20,024	75,470
2033	24,970	20,282	11,486	56,739	52,853	3,278	20,532	76,663
2038	27,647	20,644	11,851	60,142	55,764	3,147	22,882	81,792
2043	29,840	20,895	12,105	62,839	58,264	3,157	25,112	86,534
2048	31,735	20,935	12,263	64,934	60,206	3,155	27,035	90,396
2053	33,205	20,863	12,374	66,442	61,604	3,138	28,577	93,319
2058	34,246	20,731	12,427	67,404	62,497	3,123	29,766	95,386
2063	34,891	20,472	12,408	67,772	62,837	3,114	30,682	96,633

Appendix Table A27: High-variant family and household projections for Hamilton City, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	14,556	15,683	8,944	39,182	37,195	3,305	11,885	52,385
2014	15,094	16,065	9,140	40,298	38,218	3,344	12,258	53,820
2015	15,659	16,464	9,343	41,467	39,288	3,374	12,652	55,314
2016	16,200	16,851	9,531	42,582	40,306	3,374	13,067	56,747
2017	16,760	17,236	9,720	43,717	41,341	3,365	13,516	58,222
2018	17,400	17,613	9,917	44,930	42,448	3,365	14,002	59,815
2019	18,042	17,984	10,104	46,130	43,541	3,367	14,514	61,422
2020	18,688	18,370	10,304	47,362	44,661	3,367	15,041	63,069
2021	19,317	18,717	10,481	48,514	45,705	3,379	15,580	64,664
2022	19,942	19,068	10,655	49,666	46,746	3,386	16,139	66,271
2023	20,617	19,418	10,829	50,865	47,829	3,385	16,720	67,934
2024	21,317	19,758	11,015	52,090	48,935	3,412	17,333	69,680
2025	22,010	20,107	11,212	53,330	50,052	3,440	17,946	71,438
2026	22,715	20,403	11,399	54,517	51,119	3,476	18,562	73,157
2027	23,407	20,693	11,585	55,685	52,164	3,508	19,197	74,869
2028	24,147	20,989	11,774	56,911	53,263	3,556	19,850	76,669
2029	24,910	21,285	11,964	58,158	54,379	3,590	20,523	78,492
2030	25,654	21,572	12,150	59,377	55,467	3,613	21,188	80,268
2031	26,421	21,832	12,335	60,587	56,544	3,642	21,862	82,048
2032	27,174	22,061	12,505	61,740	57,566	3,662	22,517	83,745
2033	27,950	22,309	12,693	62,951	58,641	3,668	23,217	85,525
2038	31,722	23,369	13,486	68,577	63,584	3,643	26,601	93,828
2043	35,099	24,371	14,210	73,680	68,315	3,774	30,008	102,097
2048	38,296	25,180	14,849	78,325	72,623	3,896	33,175	109,694
2053	41,175	25,891	15,446	82,513	76,505	4,004	36,013	116,522
2058	43,691	26,565	15,990	86,247	79,967	4,114	38,531	122,613
2063	45,897	27,133	16,488	89,518	83,001	4,231	40,876	128,108

Appendix Table A28: Medium-variant family and household projections for Waipa District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	6,108	5,704	2,225	14,036	13,625	384	4,158	18,167
2014	6,354	5,757	2,243	14,353	13,918	389	4,257	18,564
2015	6,617	5,803	2,261	14,681	14,223	393	4,382	18,998
2016	6,895	5,858	2,285	15,039	14,556	399	4,517	19,472
2017	7,187	5,901	2,306	15,394	14,885	405	4,676	19,966
2018	7,493	5,930	2,322	15,745	15,210	412	4,833	20,455
2019	7,790	5,973	2,338	16,101	15,540	415	5,003	20,958
2020	8,090	6,016	2,359	16,465	15,876	418	5,189	21,482
2021	8,394	6,066	2,384	16,844	16,226	421	5,375	22,022
2022	8,694	6,110	2,409	17,212	16,565	421	5,574	22,560
2023	9,003	6,147	2,434	17,584	16,907	422	5,768	23,098
2024	9,310	6,185	2,458	17,953	17,246	426	5,967	23,638
2025	9,603	6,225	2,483	18,312	17,573	428	6,183	24,184
2026	9,900	6,273	2,505	18,679	17,909	431	6,391	24,731
2027	10,170	6,320	2,530	19,020	18,219	432	6,613	25,264
2028	10,447	6,366	2,558	19,371	18,538	434	6,833	25,804
2029	10,732	6,401	2,583	19,716	18,850	436	7,041	26,328
2030	10,988	6,440	2,607	20,035	19,137	437	7,248	26,823
2031	11,253	6,482	2,636	20,372	19,441	439	7,445	27,325
2032	11,493	6,525	2,669	20,687	19,724	440	7,637	27,801
2033	11,714	6,567	2,696	20,977	19,981	440	7,825	28,246
2038	12,698	6,682	2,783	22,164	21,013	430	8,719	30,162
2043	13,261	6,734	2,870	22,865	21,678	436	9,446	31,559
2048	13,667	6,650	2,904	23,222	22,016	439	9,889	32,344
2053	13,992	6,513	2,884	23,389	22,175	443	10,116	32,734
2058	14,423	6,371	2,858	23,652	22,424	445	10,265	33,134
2063	14,868	6,240	2,842	23,950	22,706	447	10,489	33,642

Appendix Table A29: Low-variant family and household projections for Waipa District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	6,108	5,704	2,225	14,036	13,625	384	4,158	18,167
2014	6,326	5,741	2,236	14,303	13,870	387	4,236	18,493
2015	6,560	5,771	2,247	14,579	14,124	390	4,338	18,852
2016	6,807	5,810	2,264	14,881	14,403	394	4,452	19,249
2017	7,066	5,834	2,277	15,178	14,677	399	4,587	19,662
2018	7,338	5,846	2,285	15,469	14,944	403	4,720	20,067
2019	7,599	5,870	2,293	15,762	15,212	405	4,865	20,482
2020	7,860	5,893	2,306	16,059	15,484	406	5,024	20,914
2021	8,124	5,923	2,321	16,368	15,768	407	5,182	21,357
2022	8,382	5,946	2,337	16,665	16,038	406	5,351	21,796
2023	8,647	5,962	2,352	16,961	16,308	406	5,515	22,229
2024	8,909	5,977	2,367	17,253	16,573	408	5,681	22,662
2025	9,156	5,994	2,382	17,532	16,825	409	5,862	23,096
2026	9,405	6,018	2,394	17,817	17,083	410	6,035	23,528
2027	9,626	6,041	2,408	18,076	17,314	410	6,218	23,942
2028	9,854	6,061	2,426	18,341	17,552	410	6,397	24,360
2029	10,088	6,071	2,440	18,599	17,782	411	6,566	24,759
2030	10,293	6,084	2,453	18,831	17,987	411	6,732	25,130
2031	10,506	6,101	2,471	19,079	18,207	411	6,887	25,505
2032	10,694	6,118	2,492	19,305	18,406	411	7,038	25,855
2033	10,865	6,134	2,508	19,507	18,581	410	7,184	26,174
2038	11,588	6,128	2,539	20,255	19,203	393	7,858	27,455
2043	11,909	6,064	2,570	20,543	19,476	392	8,362	28,230
2048	12,074	5,885	2,554	20,513	19,448	387	8,611	28,446
2053	12,147	5,665	2,493	20,305	19,251	384	8,666	28,301
2058	12,295	5,443	2,428	20,166	19,119	379	8,653	28,151
2063	12,437	5,230	2,372	20,039	18,999	374	8,692	28,064

Appendix Table A30: High-variant family and household projections for Waipa District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	6,108	5,704	2,225	14,036	13,625	384	4,158	18,167
2014	6,381	5,772	2,249	14,403	13,967	390	4,279	18,636
2015	6,675	5,835	2,275	14,784	14,323	396	4,425	19,145
2016	6,984	5,907	2,307	15,198	14,710	404	4,584	19,698
2017	7,309	5,967	2,336	15,612	15,097	412	4,766	20,275
2018	7,651	6,015	2,359	16,026	15,482	421	4,948	20,850
2019	7,987	6,077	2,384	16,449	15,875	425	5,144	21,445
2020	8,327	6,140	2,414	16,881	16,278	430	5,359	22,066
2021	8,674	6,212	2,448	17,335	16,699	435	5,575	22,709
2022	9,019	6,278	2,483	17,780	17,111	437	5,806	23,354
2023	9,375	6,339	2,519	18,232	17,530	440	6,034	24,003
2024	9,730	6,400	2,554	18,684	17,948	445	6,268	24,660
2025	10,074	6,465	2,589	19,128	18,357	449	6,522	25,328
2026	10,423	6,539	2,622	19,585	18,777	453	6,771	26,001
2027	10,746	6,613	2,658	20,017	19,174	456	7,035	26,664
2028	11,079	6,686	2,698	20,462	19,582	459	7,300	27,341
2029	11,421	6,749	2,735	20,905	19,987	463	7,555	28,004
2030	11,734	6,816	2,771	21,321	20,366	466	7,809	28,640
2031	12,058	6,887	2,814	21,759	20,765	469	8,053	29,286
2032	12,356	6,959	2,860	22,174	21,141	472	8,293	29,906
2033	12,635	7,029	2,900	22,564	21,492	473	8,528	30,494
2038	13,922	7,286	3,052	24,260	23,000	470	9,682	33,153
2043	14,774	7,477	3,206	25,457	24,135	485	10,680	35,300
2048	15,477	7,512	3,303	26,293	24,928	497	11,367	36,791
2053	16,122	7,484	3,337	26,943	25,544	511	11,818	37,872
2058	16,920	7,454	3,363	27,737	26,297	522	12,182	39,001
2063	17,770	7,441	3,404	28,615	27,130	534	12,659	40,323

Appendix Table A31: Medium-variant family and household projections for Otorohanga District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	1,093	979	425	2,497	2,430	47	744	3,221
2014	1,117	985	431	2,533	2,463	47	750	3,260
2015	1,138	992	434	2,564	2,491	47	755	3,293
2016	1,161	1,007	441	2,609	2,532	47	767	3,346
2017	1,187	1,017	445	2,648	2,567	48	777	3,392
2018	1,213	1,028	451	2,691	2,606	48	787	3,441
2019	1,240	1,035	453	2,728	2,640	48	797	3,484
2020	1,263	1,045	454	2,762	2,670	48	808	3,526
2021	1,284	1,064	456	2,804	2,708	48	820	3,576
2022	1,311	1,074	459	2,844	2,744	48	834	3,626
2023	1,332	1,088	459	2,879	2,775	48	846	3,668
2024	1,357	1,095	459	2,911	2,803	47	857	3,708
2025	1,376	1,106	462	2,944	2,833	47	871	3,751
2026	1,392	1,126	467	2,985	2,870	47	881	3,797
2027	1,408	1,141	468	3,018	2,898	47	894	3,839
2028	1,421	1,157	471	3,049	2,925	46	906	3,877
2029	1,440	1,160	470	3,071	2,944	46	920	3,910
2030	1,456	1,170	472	3,097	2,966	46	931	3,943
2031	1,472	1,180	473	3,126	2,990	46	944	3,981
2032	1,488	1,188	473	3,148	3,010	45	955	4,010
2033	1,500	1,194	476	3,170	3,028	45	963	4,036
2038	1,565	1,188	475	3,228	3,068	44	1,011	4,124
2043	1,631	1,138	462	3,231	3,071	44	1,052	4,166
2048	1,716	1,035	443	3,194	3,036	42	1,094	4,172
2053	1,791	923	416	3,131	2,976	40	1,118	4,134
2058	1,812	820	386	3,018	2,869	37	1,123	4,029
2063	1,741	732	358	2,831	2,691	34	1,125	3,851

Appendix Table A32: Low-variant family and household projections for Otorohanga District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	1,093	979	425	2,497	2,430	47	744	3,221
2014	1,112	982	429	2,524	2,454	47	746	3,247
2015	1,130	986	431	2,547	2,474	47	747	3,267
2016	1,148	998	436	2,582	2,506	47	756	3,308
2017	1,169	1,005	439	2,612	2,532	47	762	3,341
2018	1,190	1,013	442	2,645	2,562	47	769	3,377
2019	1,212	1,017	443	2,672	2,585	47	775	3,407
2020	1,231	1,023	442	2,696	2,606	47	783	3,436
2021	1,247	1,038	442	2,727	2,634	46	792	3,472
2022	1,268	1,044	444	2,756	2,659	46	803	3,508
2023	1,284	1,054	442	2,780	2,680	46	811	3,536
2024	1,304	1,057	440	2,801	2,697	45	819	3,562
2025	1,317	1,064	441	2,822	2,715	45	829	3,590
2026	1,328	1,079	444	2,851	2,741	45	836	3,621
2027	1,339	1,089	444	2,872	2,758	44	845	3,647
2028	1,347	1,100	444	2,891	2,774	43	853	3,670
2029	1,361	1,099	442	2,901	2,781	43	864	3,688
2030	1,370	1,103	442	2,915	2,792	43	871	3,706
2031	1,381	1,109	441	2,931	2,804	43	880	3,728
2032	1,392	1,111	439	2,942	2,812	42	887	3,741
2033	1,399	1,112	440	2,951	2,818	42	892	3,752
2038	1,437	1,083	430	2,949	2,803	40	920	3,764
2043	1,474	1,012	409	2,896	2,753	39	939	3,731
2048	1,525	897	383	2,806	2,667	37	959	3,663
2053	1,562	779	352	2,693	2,559	34	961	3,555
2058	1,547	672	317	2,536	2,410	31	947	3,388
2063	1,449	582	287	2,319	2,204	28	929	3,162

Appendix Table A33: High-variant family and household projections for Otorohanga District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	1,093	979	425	2,497	2,430	47	744	3,221
2014	1,121	988	433	2,542	2,471	47	754	3,273
2015	1,147	997	437	2,582	2,508	47	763	3,318
2016	1,174	1,016	446	2,636	2,558	48	779	3,385
2017	1,205	1,029	452	2,685	2,603	48	792	3,444
2018	1,236	1,043	459	2,738	2,652	49	806	3,506
2019	1,268	1,054	464	2,785	2,695	49	819	3,563
2020	1,296	1,068	466	2,830	2,736	49	834	3,618
2021	1,323	1,090	470	2,883	2,784	49	850	3,683
2022	1,355	1,105	475	2,935	2,832	49	867	3,749
2023	1,381	1,123	477	2,981	2,874	49	882	3,806
2024	1,412	1,134	479	3,025	2,914	49	898	3,861
2025	1,437	1,150	484	3,071	2,955	50	916	3,920
2026	1,459	1,176	492	3,126	3,005	49	929	3,984
2027	1,481	1,196	495	3,172	3,046	49	946	4,042
2028	1,500	1,217	499	3,216	3,086	49	962	4,097
2029	1,525	1,225	501	3,252	3,117	49	981	4,147
2030	1,547	1,240	504	3,291	3,152	49	996	4,197
2031	1,569	1,257	508	3,334	3,190	49	1,014	4,253
2032	1,591	1,270	510	3,371	3,222	49	1,029	4,300
2033	1,610	1,283	515	3,407	3,254	49	1,042	4,344
2038	1,706	1,305	524	3,535	3,360	49	1,114	4,522
2043	1,806	1,279	522	3,607	3,428	49	1,181	4,658
2048	1,933	1,194	513	3,639	3,459	49	1,251	4,759
2053	2,056	1,095	494	3,645	3,465	47	1,303	4,815
2058	2,125	1,001	470	3,596	3,418	45	1,334	4,797
2063	2,092	921	448	3,461	3,290	42	1,366	4,698

Appendix Table A34: Medium-variant family and household projections for South Waikato District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	2,557	2,382	1,558	6,497	6,254	202	2,366	8,822
2014	2,601	2,380	1,564	6,545	6,294	202	2,392	8,888
2015	2,646	2,380	1,570	6,596	6,337	201	2,420	8,958
2016	2,694	2,386	1,582	6,662	6,394	200	2,454	9,048
2017	2,747	2,385	1,592	6,725	6,449	200	2,490	9,139
2018	2,793	2,393	1,606	6,792	6,507	198	2,522	9,227
2019	2,839	2,390	1,611	6,840	6,546	197	2,553	9,296
2020	2,882	2,385	1,611	6,879	6,577	194	2,585	9,356
2021	2,921	2,387	1,614	6,922	6,613	191	2,615	9,419
2022	2,963	2,385	1,617	6,966	6,648	188	2,650	9,486
2023	2,997	2,388	1,619	7,004	6,678	184	2,680	9,542
2024	3,036	2,381	1,619	7,036	6,703	182	2,711	9,595
2025	3,073	2,373	1,618	7,064	6,723	180	2,744	9,647
2026	3,105	2,364	1,616	7,084	6,736	178	2,774	9,688
2027	3,132	2,352	1,614	7,099	6,743	175	2,806	9,724
2028	3,158	2,344	1,615	7,117	6,754	173	2,833	9,760
2029	3,187	2,329	1,614	7,130	6,760	171	2,860	9,791
2030	3,216	2,310	1,613	7,138	6,762	169	2,886	9,816
2031	3,241	2,288	1,607	7,136	6,753	167	2,910	9,831
2032	3,263	2,266	1,603	7,132	6,742	165	2,936	9,843
2033	3,282	2,244	1,596	7,122	6,727	162	2,958	9,848
2038	3,380	2,090	1,540	7,010	6,590	150	3,056	9,797
2043	3,419	1,938	1,457	6,814	6,406	145	3,091	9,642
2048	3,399	1,782	1,367	6,548	6,156	139	3,083	9,379
2053	3,314	1,640	1,284	6,238	5,864	133	3,022	9,019
2058	3,215	1,513	1,193	5,921	5,567	122	2,927	8,616
2063	3,086	1,384	1,099	5,569	5,236	111	2,828	8,175

Appendix Table A35: Low-variant family and household projections for South Waikato District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	2,557	2,382	1,558	6,497	6,254	202	2,366	8,822
2014	2,594	2,375	1,560	6,529	6,279	201	2,385	8,864
2015	2,633	2,370	1,561	6,564	6,306	200	2,405	8,911
2016	2,674	2,370	1,568	6,612	6,347	198	2,432	8,977
2017	2,721	2,363	1,573	6,658	6,384	197	2,462	9,043
2018	2,760	2,365	1,581	6,706	6,424	195	2,487	9,106
2019	2,799	2,356	1,580	6,735	6,446	192	2,511	9,150
2020	2,835	2,344	1,575	6,754	6,458	189	2,537	9,185
2021	2,868	2,338	1,572	6,779	6,475	186	2,560	9,221
2022	2,903	2,329	1,569	6,801	6,491	182	2,588	9,261
2023	2,930	2,324	1,565	6,819	6,502	178	2,611	9,291
2024	2,963	2,309	1,559	6,831	6,507	175	2,636	9,318
2025	2,992	2,293	1,553	6,839	6,508	173	2,662	9,343
2026	3,018	2,276	1,545	6,839	6,502	170	2,686	9,358
2027	3,039	2,256	1,538	6,833	6,490	167	2,711	9,368
2028	3,057	2,240	1,533	6,830	6,481	164	2,731	9,377
2029	3,079	2,216	1,526	6,822	6,468	162	2,751	9,381
2030	3,101	2,190	1,519	6,809	6,450	160	2,769	9,379
2031	3,119	2,160	1,508	6,787	6,423	157	2,787	9,367
2032	3,134	2,130	1,498	6,762	6,393	155	2,805	9,353
2033	3,146	2,101	1,486	6,733	6,360	152	2,820	9,332
2038	3,204	1,915	1,405	6,523	6,133	139	2,878	9,150
2043	3,199	1,735	1,299	6,233	5,860	131	2,870	8,862
2048	3,130	1,557	1,191	5,878	5,527	123	2,820	8,470
2053	2,998	1,397	1,093	5,488	5,159	115	2,718	7,992
2058	2,854	1,255	992	5,101	4,796	104	2,587	7,486
2063	2,683	1,117	890	4,690	4,409	92	2,451	6,952

Appendix Table A36: High-variant family and household projections for South Waikato District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	2,557	2,382	1,558	6,497	6,254	202	2,366	8,822
2014	2,608	2,385	1,569	6,561	6,310	202	2,399	8,911
2015	2,660	2,391	1,579	6,629	6,369	202	2,435	9,006
2016	2,714	2,402	1,596	6,712	6,442	202	2,475	9,120
2017	2,774	2,407	1,612	6,793	6,514	203	2,519	9,236
2018	2,827	2,421	1,631	6,880	6,591	202	2,558	9,351
2019	2,880	2,425	1,642	6,947	6,649	201	2,596	9,446
2020	2,930	2,428	1,649	7,006	6,699	199	2,635	9,533
2021	2,976	2,437	1,658	7,071	6,754	197	2,672	9,623
2022	3,025	2,443	1,667	7,136	6,810	194	2,714	9,718
2023	3,066	2,455	1,675	7,196	6,861	191	2,750	9,802
2024	3,112	2,456	1,681	7,250	6,906	189	2,789	9,884
2025	3,156	2,457	1,687	7,300	6,947	188	2,829	9,964
2026	3,195	2,456	1,691	7,343	6,981	186	2,867	10,034
2027	3,230	2,454	1,696	7,380	7,010	183	2,906	10,099
2028	3,263	2,455	1,703	7,421	7,043	182	2,941	10,165
2029	3,299	2,449	1,709	7,458	7,070	180	2,975	10,226
2030	3,336	2,439	1,714	7,489	7,094	179	3,009	10,281
2031	3,370	2,425	1,715	7,510	7,107	177	3,041	10,325
2032	3,399	2,412	1,717	7,528	7,117	175	3,075	10,368
2033	3,426	2,399	1,716	7,541	7,123	173	3,106	10,401
2038	3,567	2,284	1,691	7,542	7,091	163	3,248	10,502
2043	3,658	2,167	1,637	7,463	7,016	161	3,333	10,510
2048	3,695	2,043	1,573	7,311	6,873	158	3,376	10,407
2053	3,669	1,929	1,512	7,110	6,685	154	3,365	10,204
2058	3,629	1,827	1,440	6,896	6,483	145	3,318	9,947
2063	3,557	1,718	1,360	6,636	6,239	135	3,268	9,642

Appendix Table A37: Medium-variant family and household projections for Waitomo District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	1,022	1,008	516	2,546	2,443	86	909	3,438
2014	1,029	1,012	516	2,556	2,451	85	911	3,447
2015	1,036	1,012	513	2,562	2,454	84	913	3,451
2016	1,050	1,019	517	2,585	2,474	84	916	3,475
2017	1,063	1,018	517	2,597	2,484	83	921	3,488
2018	1,071	1,022	518	2,611	2,494	83	924	3,502
2019	1,079	1,022	515	2,616	2,496	82	929	3,507
2020	1,085	1,023	514	2,622	2,500	82	934	3,516
2021	1,093	1,032	513	2,638	2,513	80	937	3,530
2022	1,102	1,032	511	2,645	2,517	79	944	3,541
2023	1,109	1,035	509	2,653	2,522	79	948	3,549
2024	1,117	1,031	506	2,654	2,521	78	952	3,551
2025	1,128	1,025	504	2,657	2,521	77	957	3,555
2026	1,131	1,030	501	2,662	2,523	76	961	3,560
2027	1,137	1,030	498	2,665	2,524	75	967	3,566
2028	1,135	1,031	497	2,663	2,520	74	975	3,569
2029	1,141	1,023	492	2,656	2,511	73	980	3,564
2030	1,146	1,016	488	2,650	2,503	73	989	3,565
2031	1,148	1,011	485	2,644	2,495	72	995	3,562
2032	1,149	1,008	481	2,638	2,487	71	1,000	3,558
2033	1,148	1,007	478	2,633	2,480	69	999	3,549
2038	1,164	954	453	2,571	2,410	65	1,021	3,496
2043	1,177	890	426	2,494	2,338	64	1,029	3,431
2048	1,186	813	394	2,392	2,243	61	1,027	3,331
2053	1,180	736	361	2,277	2,135	58	1,006	3,199
2058	1,145	664	332	2,140	2,006	54	967	3,027
2063	1,080	598	301	1,979	1,855	50	920	2,824

Appendix Table A38: Low-variant family and household projections for Waitomo District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	1,022	1,008	516	2,546	2,443	86	909	3,438
2014	1,026	1,009	514	2,549	2,444	85	907	3,436
2015	1,030	1,007	510	2,547	2,440	83	906	3,429
2016	1,039	1,011	512	2,562	2,452	83	906	3,441
2017	1,049	1,007	511	2,567	2,454	82	907	3,444
2018	1,054	1,008	510	2,573	2,458	81	907	3,446
2019	1,059	1,005	506	2,570	2,452	80	909	3,441
2020	1,062	1,003	503	2,568	2,449	79	911	3,438
2021	1,067	1,009	500	2,576	2,454	77	911	3,442
2022	1,073	1,006	496	2,575	2,451	77	914	3,441
2023	1,077	1,005	492	2,574	2,448	76	915	3,438
2024	1,082	998	488	2,568	2,439	74	916	3,429
2025	1,089	989	484	2,562	2,432	74	918	3,423
2026	1,090	990	479	2,559	2,426	72	919	3,417
2027	1,093	986	475	2,553	2,418	71	923	3,412
2028	1,088	983	472	2,544	2,407	70	927	3,404
2029	1,091	972	466	2,529	2,391	69	929	3,389
2030	1,093	961	461	2,515	2,376	68	935	3,378
2031	1,092	953	456	2,501	2,360	67	937	3,364
2032	1,090	947	451	2,487	2,345	66	939	3,350
2033	1,086	942	445	2,474	2,330	65	936	3,330
2038	1,086	873	415	2,373	2,225	59	941	3,225
2043	1,082	797	381	2,260	2,119	57	932	3,109
2048	1,072	711	344	2,127	1,994	54	915	2,963
2053	1,047	629	309	1,984	1,860	50	880	2,790
2058	994	553	277	1,824	1,710	45	830	2,585
2063	916	485	246	1,647	1,544	41	773	2,358

Appendix Table A39: High-variant family and household projections for Waitomo District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	1,022	1,008	516	2,546	2,443	86	909	3,438
2014	1,033	1,014	517	2,564	2,458	85	914	3,458
2015	1,043	1,018	516	2,577	2,468	85	920	3,473
2016	1,060	1,027	521	2,608	2,496	85	927	3,509
2017	1,076	1,029	523	2,628	2,513	85	935	3,533
2018	1,087	1,036	527	2,650	2,532	85	942	3,558
2019	1,099	1,039	525	2,663	2,541	84	950	3,575
2020	1,108	1,043	526	2,677	2,553	84	958	3,595
2021	1,119	1,056	527	2,702	2,574	83	965	3,621
2022	1,132	1,060	526	2,718	2,586	82	975	3,644
2023	1,142	1,066	526	2,734	2,599	82	982	3,663
2024	1,153	1,066	525	2,744	2,606	81	989	3,677
2025	1,168	1,063	524	2,755	2,615	81	997	3,693
2026	1,174	1,072	523	2,769	2,625	80	1,005	3,710
2027	1,184	1,075	522	2,781	2,634	79	1,015	3,728
2028	1,185	1,081	523	2,789	2,639	78	1,026	3,743
2029	1,194	1,076	520	2,790	2,638	78	1,035	3,750
2030	1,202	1,073	518	2,794	2,639	78	1,047	3,764
2031	1,208	1,073	516	2,797	2,639	77	1,057	3,772
2032	1,211	1,074	514	2,800	2,639	76	1,065	3,780
2033	1,214	1,078	512	2,804	2,641	75	1,068	3,783
2038	1,248	1,042	496	2,786	2,612	71	1,108	3,791
2043	1,281	995	477	2,753	2,581	71	1,137	3,789
2048	1,312	930	451	2,693	2,524	70	1,155	3,749
2053	1,330	863	423	2,616	2,453	68	1,151	3,671
2058	1,319	797	397	2,513	2,356	64	1,128	3,548
2063	1,274	736	369	2,378	2,230	60	1,095	3,385

Appendix Table A40: Medium-variant family and household projections for Taupo District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,300	3,301	1,778	9,379	9,105	354	3,338	12,797
2014	4,409	3,305	1,787	9,500	9,214	352	3,399	12,964
2015	4,526	3,306	1,792	9,623	9,324	350	3,466	13,140
2016	4,644	3,316	1,804	9,764	9,451	349	3,543	13,344
2017	4,768	3,325	1,816	9,909	9,582	349	3,619	13,551
2018	4,883	3,332	1,829	10,044	9,704	349	3,698	13,751
2019	5,003	3,323	1,833	10,160	9,807	347	3,777	13,930
2020	5,128	3,312	1,834	10,274	9,908	345	3,860	14,112
2021	5,245	3,313	1,840	10,399	10,018	342	3,943	14,303
2022	5,354	3,312	1,843	10,510	10,116	338	4,030	14,483
2023	5,459	3,313	1,849	10,621	10,213	334	4,119	14,666
2024	5,573	3,299	1,851	10,722	10,301	334	4,205	14,840
2025	5,689	3,285	1,852	10,826	10,391	333	4,292	15,015
2026	5,788	3,279	1,854	10,921	10,472	330	4,374	15,177
2027	5,884	3,273	1,854	11,011	10,548	327	4,456	15,331
2028	5,980	3,270	1,858	11,108	10,631	326	4,535	15,492
2029	6,070	3,258	1,860	11,188	10,698	324	4,617	15,639
2030	6,164	3,241	1,862	11,266	10,763	322	4,699	15,784
2031	6,244	3,232	1,864	11,340	10,823	320	4,780	15,923
2032	6,323	3,217	1,865	11,405	10,875	317	4,859	16,050
2033	6,396	3,207	1,868	11,471	10,928	314	4,932	16,174
2038	6,688	3,113	1,857	11,658	11,054	292	5,276	16,623
2043	6,801	3,012	1,822	11,635	11,032	283	5,567	16,882
2048	6,786	2,887	1,778	11,450	10,857	273	5,761	16,892
2053	6,714	2,749	1,711	11,175	10,596	264	5,807	16,667
2058	6,595	2,603	1,654	10,853	10,291	255	5,759	16,304
2063	6,467	2,454	1,577	10,498	9,954	242	5,663	15,858

Appendix Table A41: Low-variant family and household projections for Taupo District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,300	3,301	1,778	9,379	9,105	354	3,338	12,797
2014	4,395	3,298	1,783	9,476	9,190	351	3,386	12,927
2015	4,498	3,293	1,783	9,574	9,276	348	3,441	13,065
2016	4,602	3,296	1,791	9,689	9,379	346	3,505	13,230
2017	4,711	3,298	1,798	9,807	9,484	345	3,568	13,397
2018	4,811	3,299	1,807	9,916	9,580	343	3,634	13,558
2019	4,916	3,282	1,807	10,004	9,657	340	3,700	13,697
2020	5,024	3,264	1,803	10,091	9,731	337	3,769	13,837
2021	5,125	3,258	1,804	10,186	9,813	334	3,838	13,985
2022	5,217	3,249	1,801	10,267	9,882	328	3,911	14,122
2023	5,304	3,242	1,802	10,348	9,951	324	3,985	14,260
2024	5,400	3,221	1,799	10,419	10,010	323	4,056	14,388
2025	5,498	3,198	1,795	10,492	10,070	321	4,127	14,518
2026	5,579	3,185	1,792	10,556	10,122	318	4,194	14,633
2027	5,657	3,171	1,786	10,615	10,169	314	4,258	14,741
2028	5,734	3,160	1,785	10,679	10,221	312	4,320	14,854
2029	5,807	3,139	1,782	10,728	10,258	309	4,385	14,952
2030	5,882	3,114	1,779	10,774	10,293	307	4,450	15,049
2031	5,945	3,097	1,776	10,817	10,324	304	4,513	15,141
2032	6,006	3,074	1,771	10,852	10,347	300	4,575	15,222
2033	6,062	3,055	1,770	10,887	10,371	297	4,630	15,298
2038	6,268	2,922	1,733	10,923	10,357	273	4,885	15,515
2043	6,301	2,784	1,674	10,760	10,202	260	5,082	15,544
2048	6,213	2,629	1,608	10,450	9,908	248	5,187	15,343
2053	6,065	2,468	1,526	10,059	9,537	236	5,156	14,929
2058	5,878	2,301	1,454	9,633	9,134	223	5,047	14,404
2063	5,680	2,133	1,365	9,178	8,702	209	4,901	13,811

Appendix Table A42: High-variant family and household projections for Taupo District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	4,300	3,301	1,778	9,379	9,105	354	3,338	12,797
2014	4,422	3,311	1,791	9,525	9,237	353	3,412	13,002
2015	4,554	3,319	1,800	9,673	9,372	352	3,492	13,216
2016	4,687	3,336	1,817	9,839	9,524	353	3,582	13,459
2017	4,826	3,352	1,833	10,011	9,681	353	3,671	13,706
2018	4,956	3,367	1,851	10,174	9,830	354	3,763	13,947
2019	5,092	3,365	1,861	10,318	9,959	353	3,856	14,168
2020	5,234	3,361	1,867	10,462	10,088	352	3,953	14,394
2021	5,369	3,369	1,878	10,616	10,228	351	4,050	14,629
2022	5,496	3,377	1,886	10,758	10,355	347	4,154	14,856
2023	5,619	3,386	1,897	10,901	10,483	345	4,258	15,085
2024	5,751	3,380	1,904	11,035	10,601	345	4,361	15,307
2025	5,887	3,373	1,912	11,172	10,722	345	4,464	15,532
2026	6,004	3,377	1,919	11,300	10,835	343	4,564	15,742
2027	6,120	3,379	1,924	11,423	10,943	341	4,663	15,948
2028	6,235	3,385	1,934	11,554	11,058	341	4,761	16,160
2029	6,346	3,381	1,942	11,669	11,158	340	4,862	16,360
2030	6,459	3,373	1,949	11,782	11,255	338	4,964	16,557
2031	6,559	3,373	1,957	11,890	11,348	336	5,064	16,749
2032	6,658	3,367	1,964	11,988	11,431	334	5,163	16,928
2033	6,750	3,366	1,973	12,089	11,516	332	5,256	17,104
2038	7,138	3,316	1,990	12,444	11,799	313	5,703	17,815
2043	7,342	3,258	1,983	12,583	11,931	308	6,103	18,341
2048	7,414	3,169	1,965	12,548	11,898	302	6,405	18,605
2053	7,433	3,063	1,919	12,416	11,772	297	6,546	18,614
2058	7,401	2,945	1,882	12,228	11,594	290	6,575	18,459
2063	7,363	2,822	1,822	12,007	11,384	280	6,546	18,210

Appendix Table A43: Medium-variant family and household projections for part-Rotorua District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	692	815	514	2,021	1,930	93	552	2,575
2014	718	816	516	2,050	1,955	93	571	2,620
2015	744	816	517	2,077	1,979	93	591	2,662
2016	772	816	520	2,108	2,007	93	611	2,711
2017	799	818	522	2,139	2,034	93	632	2,759
2018	827	817	525	2,168	2,060	93	652	2,805
2019	853	816	526	2,194	2,083	92	674	2,849
2020	880	812	527	2,219	2,104	92	696	2,892
2021	907	809	529	2,245	2,127	91	719	2,937
2022	931	808	530	2,269	2,148	90	740	2,978
2023	956	805	530	2,292	2,167	90	761	3,017
2024	979	800	531	2,311	2,183	89	783	3,055
2025	1,003	794	531	2,328	2,198	89	805	3,092
2026	1,025	789	532	2,346	2,212	88	827	3,128
2027	1,047	784	532	2,362	2,225	87	849	3,162
2028	1,067	779	531	2,377	2,237	86	870	3,193
2029	1,084	774	532	2,390	2,247	86	891	3,224
2030	1,102	767	531	2,401	2,255	86	912	3,253
2031	1,118	761	531	2,410	2,262	85	933	3,279
2032	1,133	755	530	2,417	2,266	84	951	3,301
2033	1,145	749	528	2,422	2,269	83	968	3,320
2038	1,180	708	511	2,399	2,237	76	1,045	3,357
2043	1,177	665	489	2,332	2,174	70	1,085	3,329
2048	1,154	615	464	2,233	2,082	67	1,094	3,243
2053	1,115	560	435	2,110	1,967	63	1,074	3,104
2058	1,068	508	401	1,978	1,844	59	1,037	2,941
2063	1,016	456	369	1,841	1,717	54	992	2,763

Appendix Table A44: Low-variant family and household projections for part-Rotorua District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	692	815	514	2,021	1,930	93	552	2,575
2014	717	815	515	2,047	1,952	93	570	2,615
2015	741	813	515	2,070	1,972	93	588	2,653
2016	768	813	517	2,098	1,997	92	608	2,697
2017	793	813	519	2,125	2,021	92	627	2,739
2018	819	812	520	2,150	2,043	91	646	2,780
2019	843	808	520	2,172	2,061	90	666	2,818
2020	869	803	520	2,192	2,078	90	687	2,855
2021	893	800	521	2,214	2,097	89	708	2,894
2022	916	797	520	2,233	2,113	88	727	2,928
2023	939	792	520	2,251	2,128	87	747	2,962
2024	959	786	520	2,265	2,140	86	767	2,993
2025	981	778	518	2,278	2,150	86	787	3,023
2026	1,001	772	518	2,291	2,160	85	807	3,052
2027	1,020	765	516	2,302	2,168	84	827	3,079
2028	1,038	758	515	2,311	2,175	83	845	3,103
2029	1,053	752	514	2,319	2,180	83	864	3,126
2030	1,069	743	512	2,324	2,183	82	883	3,148
2031	1,082	736	510	2,329	2,185	81	901	3,167
2032	1,094	728	508	2,330	2,185	80	917	3,182
2033	1,104	720	505	2,330	2,182	79	931	3,193
2038	1,128	671	482	2,282	2,127	71	993	3,192
2043	1,116	621	455	2,191	2,043	65	1,019	3,127
2048	1,082	565	425	2,071	1,931	61	1,015	3,007
2053	1,033	505	392	1,931	1,800	57	984	2,841
2058	977	451	356	1,784	1,664	53	939	2,655
2063	916	397	322	1,636	1,525	47	887	2,459

Appendix Table A45: High-variant family and household projections for part-Rotorua District, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	692	815	514	2,021	1,930	93	552	2,575
2014	719	817	517	2,054	1,959	94	572	2,625
2015	747	818	519	2,083	1,985	93	593	2,671
2016	776	820	522	2,118	2,016	94	615	2,725
2017	805	822	526	2,153	2,048	94	637	2,778
2018	834	823	529	2,187	2,078	94	659	2,830
2019	862	823	532	2,217	2,104	94	682	2,880
2020	892	820	534	2,246	2,130	94	705	2,929
2021	921	819	537	2,277	2,158	93	730	2,981
2022	947	819	539	2,306	2,183	93	753	3,028
2023	975	818	541	2,334	2,207	92	776	3,075
2024	999	815	543	2,358	2,227	92	800	3,119
2025	1,026	810	545	2,381	2,247	92	824	3,163
2026	1,051	807	546	2,404	2,266	91	848	3,206
2027	1,074	803	548	2,425	2,284	91	872	3,247
2028	1,096	799	549	2,445	2,301	90	895	3,286
2029	1,116	796	551	2,463	2,316	90	919	3,324
2030	1,137	791	551	2,480	2,330	89	943	3,362
2031	1,155	788	552	2,495	2,342	89	966	3,397
2032	1,173	783	552	2,508	2,351	88	987	3,427
2033	1,187	779	552	2,518	2,359	87	1,007	3,453
2038	1,235	747	542	2,524	2,353	80	1,099	3,533
2043	1,243	713	527	2,483	2,315	75	1,155	3,546
2048	1,231	671	508	2,409	2,246	73	1,180	3,499
2053	1,204	620	484	2,308	2,152	70	1,173	3,395
2058	1,169	573	453	2,195	2,047	66	1,148	3,261
2063	1,128	523	423	2,074	1,934	62	1,111	3,107

Appendix Table A46: Combined medium-variant family and household projections for the Waikato Region, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	49,141	45,313	23,094	117,548	113,052	5,785	37,537	156,374
2014	50,620	45,849	23,370	119,839	115,140	5,821	38,311	159,272
2015	52,181	46,380	23,651	122,213	117,302	5,849	39,168	162,318
2016	53,773	46,960	23,963	124,695	119,566	5,854	40,116	165,536
2017	55,402	47,489	24,262	127,153	121,802	5,847	41,147	168,796
2018	57,109	47,991	24,561	129,662	124,081	5,847	42,206	172,134
2019	58,793	48,461	24,811	132,065	126,255	5,835	43,317	175,407
2020	60,488	48,949	25,081	134,518	128,472	5,827	44,474	178,773
2021	62,141	49,466	25,340	136,948	130,664	5,823	45,649	182,137
2022	63,768	49,953	25,592	139,313	132,791	5,811	46,889	185,491
2023	65,439	50,416	25,840	141,695	134,928	5,796	48,113	188,838
2024	67,118	50,817	26,092	144,027	137,013	5,816	49,378	192,207
2025	68,769	51,242	26,359	146,370	139,104	5,834	50,663	195,601
2026	70,358	51,672	26,609	148,638	141,121	5,855	51,941	198,917
2027	71,884	52,079	26,858	150,821	143,052	5,871	53,241	202,163
2028	73,451	52,469	27,123	153,043	145,017	5,907	54,543	205,467
2029	75,035	52,786	27,373	155,194	146,909	5,929	55,853	208,691
2030	76,549	53,116	27,617	157,282	148,739	5,937	57,127	211,804
2031	78,049	53,425	27,854	159,328	150,526	5,948	58,401	214,875
2032	79,467	53,691	28,077	161,235	152,179	5,948	59,638	217,764
2033	80,873	53,966	28,304	163,143	153,828	5,934	60,882	220,644
2038	87,292	54,665	29,065	171,022	160,466	5,773	66,751	232,990
2043	92,014	54,998	29,554	176,566	165,622	5,841	71,962	243,425
2048	95,972	54,595	29,761	180,328	169,102	5,885	75,999	250,986
2053	99,140	53,922	29,805	182,867	171,435	5,909	78,774	256,118
2058	101,735	53,273	29,761	184,769	173,175	5,917	80,745	259,837
2063	103,532	52,605	29,674	185,811	174,112	5,912	82,466	262,490

Appendix Table A47: Combined low-variant family and household projections for the Waikato Region, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	49,141	45,313	23,094	117,548	113,052	5,785	37,537	156,374
2014	50,447	45,736	23,306	119,489	114,803	5,801	38,156	158,760
2015	51,830	46,151	23,520	121,501	116,618	5,809	38,861	161,287
2016	53,238	46,608	23,761	123,607	118,521	5,793	39,657	163,971
2017	54,676	47,009	23,987	125,673	120,382	5,765	40,534	166,681
2018	56,183	47,378	24,209	127,770	122,269	5,742	41,437	169,448
2019	57,657	47,709	24,381	129,747	124,036	5,709	42,387	172,132
2020	59,134	48,053	24,570	131,757	125,832	5,681	43,375	174,888
2021	60,562	48,419	24,747	133,727	127,588	5,659	44,375	177,622
2022	61,958	48,748	24,914	135,620	129,266	5,630	45,432	180,327
2023	63,389	49,049	25,076	137,514	130,941	5,599	46,469	183,009
2024	64,822	49,285	25,239	139,346	132,553	5,602	47,539	185,695
2025	66,220	49,538	25,417	141,175	134,160	5,605	48,621	188,386
2026	67,551	49,793	25,576	142,920	135,685	5,611	49,688	190,984
2027	68,817	50,019	25,734	144,569	137,115	5,611	50,767	193,493
2028	70,114	50,225	25,905	146,244	138,566	5,632	51,842	196,039
2029	71,421	50,357	26,058	147,837	139,936	5,637	52,917	198,490
2030	72,656	50,500	26,206	149,362	141,239	5,630	53,953	200,822
2031	73,874	50,620	26,345	150,839	142,495	5,625	54,983	203,104
2032	75,009	50,698	26,471	152,178	143,619	5,610	55,975	205,203
2033	76,129	50,783	26,598	153,510	144,733	5,581	56,968	207,282
2038	81,022	50,556	26,857	158,434	148,640	5,339	61,505	215,484
2043	84,166	49,991	26,838	160,995	150,999	5,310	65,280	221,590
2048	86,442	48,786	26,564	161,793	151,702	5,258	67,900	224,859
2053	87,824	47,371	26,160	161,355	151,247	5,187	69,301	225,735
2058	88,605	45,984	25,685	160,274	150,194	5,107	69,953	225,254
2063	88,611	44,563	25,163	158,337	148,343	5,019	70,312	223,674

Appendix Table A48: Combined high-variant family and household projections for the Waikato Region, 2013-2063

Year		Fam	ilies			House	eholds	
	Couples without children	Two- parent families	One- parent families	Total families	Family households	Other multi- person households	One- person households	Total households
2013	49,141	45,313	23,094	117,548	113,052	5,785	37,537	156,374
2014	50,794	45,961	23,435	120,190	115,477	5,841	38,466	159,783
2015	52,534	46,610	23,783	122,927	117,988	5,889	39,478	163,355
2016	54,312	47,314	24,166	125,792	120,619	5,916	40,581	167,116
2017	56,137	47,974	24,541	128,652	123,240	5,931	41,770	170,941
2018	58,053	48,613	24,919	131,585	125,924	5,953	42,993	174,870
2019	59,953	49,225	25,251	134,429	128,519	5,963	44,273	178,755
2020	61,877	49,863	25,605	137,345	131,176	5,976	45,608	182,760
2021	63,767	50,539	25,952	140,257	133,827	5,993	46,969	186,788
2022	65,638	51,191	26,293	143,122	136,426	5,999	48,403	190,828
2023	67,563	51,826	26,634	146,023	139,055	6,001	49,829	194,885
2024	69,506	52,403	26,979	148,889	141,644	6,038	51,304	198,986
2025	71,429	53,011	27,344	151,783	144,256	6,073	52,809	203,138
2026	73,295	53,631	27,691	154,618	146,806	6,111	54,316	207,233
2027	75,105	54,233	28,041	157,380	149,282	6,143	55,858	211,283
2028	76,967	54,825	28,410	160,201	151,810	6,196	57,412	215,417
2029	78,854	55,345	28,766	162,965	154,277	6,235	58,982	219,494
2030	80,675	55,883	29,118	165,676	156,689	6,262	60,522	223,473
2031	82,488	56,403	29,464	168,355	159,066	6,290	62,069	227,425
2032	84,221	56,879	29,797	170,897	161,311	6,307	63,582	231,200
2033	85,947	57,369	30,136	173,451	163,561	6,310	65,111	234,983
2038	94,097	59,133	31,477	184,706	173,323	6,243	72,512	252,079
2043	100,662	60,532	32,570	193,764	181,775	6,426	79,417	267,618
2048	106,635	61,122	33,371	201,128	188,632	6,589	85,174	280,394
2053	112,006	61,410	33,990	207,406	194,468	6,734	89,657	290,860
2058	116,907	61,756	34,520	213,183	199,838	6,859	93,318	300,015
2063	121,064	62,145	35,034	218,243	204,536	6,967	96,829	308,332

Appendix III

Appendix Table A49: Medium-variant Labour Force Projections, 2013-2063

Year	Thames- Coromandel District	Hauraki District	Waikato District	Matamata- Piako District	Hamilton City	Waipa District
2013	13,305	8,974	35,453	17,303	79,632	26,599
2014	13,452	9,082	36,320	17,498	81,646	27,227
2015	13,637	9,218	37,249	17,728	83,649	27,847
2016	13,821	9,325	38,193	17,951	85,462	28,514
2017	13,978	9,416	39,121	18,161	87,249	29,114
2018	14,111	9,535	40,056	18,361	89,082	29,737
2019	14,237	9,640	40,960	18,554	91,006	30,386
2020	14,399	9,740	41,904	18,751	92,941	31,003
2021	14,545	9,816	42,841	18,974	94,839	31,690
2022	14,686	9,909	43,813	19,166	96,723	32,296
2023	14,810	10,012	44,776	19,389	98,713	32,948
2024	14,919	10,118	45,746	19,580	100,832	33,625
2025	15,049	10,201	46,704	19,785	102,902	34,247
2026	15,154	10,288	47,635	19,990	104,999	34,926
2027	15,253	10,362	48,553	20,148	107,014	35,545
2028	15,337	10,430	49,469	20,341	109,112	36,119
2029	15,396	10,481	50,334	20,498	111,190	36,695
2030	15,459	10,543	51,201	20,656	113,193	37,239
2031	15,515	10,586	52,072	20,821	115,224	37,823
2032	15,580	10,632	52,946	20,944	117,170	38,368
2033	15,616	10,679	53,805	21,096	119,075	38,880
2038	15,712	10,794	58,055	21,784	128,242	41,306
2043	14,909	10,381	60,775	21,877	133,759	41,930
2048	13,976	9,916	63,397	22,031	138,388	42,364
2053	12,925	9,390	65,797	22,230	141,882	42,725
2058	11,730	8,695	67,834	22,367	144,381	43,111
2063	10,404	7,813	69,257	22,299	145,759	43,126

Appendix Table A49: Medium-variant Labour Force Projections, 2013-2063 ctd.

Year	Otorohanga District	South Waikato District	Waitomo District	Taupo District	Part- Rotorua District	Waikato Region (combined)
2013	5,176	11,138	4,969	18,423	2,083	223,055
2014	5,259	11,245	5,003	18,663	2,112	227,506
2015	5,343	11,345	5,036	18,924	2,141	232,117
2016	5,446	11,445	5,089	19,189	2,172	236,605
2017	5,547	11,535	5,125	19,426	2,199	240,872
2018	5,641	11,622	5,160	19,659	2,226	245,190
2019	5,720	11,711	5,182	19,890	2,244	249,530
2020	5,816	11,794	5,210	20,124	2,266	253,948
2021	5,906	11,870	5,236	20,350	2,285	258,354
2022	5,999	11,924	5,269	20,561	2,304	262,650
2023	6,084	11,997	5,297	20,804	2,322	267,153
2024	6,155	12,072	5,313	21,023	2,342	271,724
2025	6,243	12,142	5,338	21,238	2,360	276,209
2026	6,331	12,189	5,356	21,450	2,376	280,694
2027	6,404	12,226	5,373	21,637	2,389	284,904
2028	6,472	12,265	5,372	21,840	2,401	289,157
2029	6,529	12,299	5,372	21,992	2,408	293,193
2030	6,589	12,324	5,374	22,122	2,412	297,112
2031	6,653	12,336	5,375	22,262	2,415	301,083
2032	6,706	12,342	5,374	22,387	2,418	304,867
2033	6,751	12,349	5,371	22,536	2,420	308,578
2038	6,919	12,302	5,336	23,035	2,398	325,883
2043	6,889	11,812	5,180	22,571	2,288	332,370
2048	6,810	11,328	4,981	22,033	2,164	337,388
2053	6,637	10,776	4,723	21,354	2,034	340,472
2058	6,323	10,104	4,403	20,630	1,897	341,474
2063	5,861	9,257	4,029	19,757	1,749	339,311

Appendix Table A50: Low-variant Labour Force Projections, 2013-2063

Year	Thames- Coromandel District	Hauraki District	Waikato District	Matamata- Piako District	Hamilton City	Waipa District
2013	13,305	8,974	35,453	17,303	79,632	26,599
2014	13,387	9,042	36,199	17,458	81,436	27,134
2015	13,507	9,138	37,002	17,648	83,217	27,657
2016	13,624	9,205	37,815	17,828	84,801	28,224
2017	13,714	9,257	38,606	17,997	86,350	28,720
2018	13,781	9,336	39,398	18,153	87,932	29,236
2019	13,841	9,401	40,152	18,302	89,598	29,775
2020	13,934	9,461	40,942	18,455	91,269	30,277
2021	14,013	9,498	41,718	18,631	92,900	30,845
2022	14,085	9,551	42,523	18,778	94,512	31,331
2023	14,141	9,613	43,311	18,954	96,226	31,858
2024	14,182	9,677	44,101	19,098	98,058	32,405
2025	14,242	9,718	44,872	19,255	99,835	32,894
2026	14,278	9,763	45,611	19,411	101,628	33,433
2027	14,308	9,794	46,330	19,520	103,335	33,913
2028	14,324	9,819	47,043	19,661	105,110	34,344
2029	14,314	9,827	47,694	19,765	106,843	34,770
2030	14,309	9,846	48,343	19,868	108,495	35,163
2031	14,297	9,846	48,988	19,978	110,162	35,591
2032	14,292	9,849	49,632	20,046	111,738	35,981
2033	14,263	9,852	50,256	20,142	113,263	36,338
2038	14,037	9,756	53,216	20,530	120,344	37,953
2043	13,027	9,179	54,603	20,332	123,808	37,881
2048	11,928	8,568	55,818	20,181	126,278	37,616
2053	10,758	7,918	56,768	20,060	127,533	37,267
2058	9,503	7,141	57,358	19,875	127,743	36,916
2063	8,183	6,236	57,382	19,497	126,862	36,232

Appendix Table A50: Low-variant Labour Force Projections, 2013-2063 ctd.

Year	Otorohanga District	South Waikato District	Waitomo District	Taupo District	Part- Rotorua District	Waikato Region (combined)
2013	5,176	11,138	4,969	18,423	2,083	223,055
2014	5,242	11,215	4,988	18,614	2,108	226,822
2015	5,308	11,285	5,005	18,826	2,133	230,725
2016	5,392	11,353	5,042	19,039	2,159	234,483
2017	5,474	11,412	5,062	19,225	2,182	237,998
2018	5,548	11,466	5,080	19,407	2,204	241,541
2019	5,607	11,522	5,087	19,586	2,218	245,088
2020	5,681	11,573	5,098	19,766	2,235	248,693
2021	5,749	11,618	5,109	19,939	2,250	252,271
2022	5,819	11,638	5,125	20,097	2,264	255,723
2023	5,880	11,679	5,136	20,285	2,278	259,361
2024	5,927	11,719	5,136	20,449	2,293	263,043
2025	5,990	11,755	5,144	20,609	2,306	266,620
2026	6,051	11,769	5,146	20,765	2,317	270,172
2027	6,099	11,772	5,146	20,896	2,326	273,438
2028	6,141	11,776	5,129	21,041	2,333	276,722
2029	6,174	11,774	5,112	21,134	2,334	279,740
2030	6,208	11,762	5,097	21,206	2,333	282,628
2031	6,245	11,738	5,081	21,287	2,332	285,544
2032	6,271	11,708	5,062	21,354	2,329	288,263
2033	6,291	11,679	5,042	21,443	2,326	290,895
2038	6,328	11,446	4,922	21,642	2,280	302,454
2043	6,180	10,788	4,690	20,934	2,150	303,572
2048	5,986	10,141	4,423	20,161	2,007	303,106
2053	5,706	9,440	4,108	19,263	1,860	300,680
2058	5,309	8,645	3,745	18,331	1,708	296,273
2063	4,795	7,713	3,345	17,277	1,548	289,069

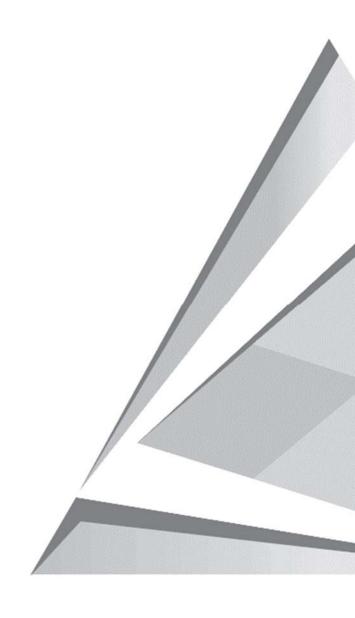
Appendix Table A51: High-variant Labour Force Projections, 2013-2063

Year	Thames- Coromandel District	Hauraki District	Waikato District	Matamata- Piako District	Hamilton City	Waipa District
2013	13,305	8,974	35,453	17,303	79,632	26,599
2014	13,516	9,121	36,441	17,537	81,856	27,321
2015	13,769	9,298	37,496	17,809	84,081	28,037
2016	14,020	9,446	38,575	18,074	86,127	28,806
2017	14,247	9,578	39,643	18,328	88,157	29,513
2018	14,449	9,739	40,726	18,572	90,247	30,247
2019	14,645	9,885	41,784	18,810	92,437	31,011
2020	14,879	10,028	42,890	19,054	94,645	31,747
2021	15,098	10,146	43,996	19,323	96,821	32,558
2022	15,312	10,281	45,145	19,564	98,988	33,291
2023	15,511	10,429	46,293	19,835	101,268	34,077
2024	15,695	10,580	47,456	20,076	103,689	34,893
2025	15,901	10,709	48,615	20,332	106,069	35,658
2026	16,083	10,842	49,755	20,589	108,486	36,488
2027	16,259	10,964	50,889	20,800	110,831	37,258
2028	16,421	11,079	52,028	21,048	113,273	37,988
2029	16,559	11,179	53,128	21,263	115,721	38,729
2030	16,700	11,291	54,239	21,480	118,101	39,441
2031	16,836	11,383	55,361	21,704	120,525	40,199
2032	16,981	11,478	56,494	21,887	122,873	40,918
2033	17,094	11,576	57,619	22,101	125,191	41,604
2038	17,582	11,944	63,353	23,120	136,668	44,958
2043	17,059	11,743	67,660	23,546	144,522	46,412
2048	16,367	11,481	72,013	24,057	151,675	47,706
2053	15,519	11,140	76,259	24,640	157,858	48,971
2058	14,470	10,588	80,210	25,177	163,184	50,326
2063	13,216	9,790	83,570	25,506	167,453	51,306

Appendix Table A51: High-variant Labour Force Projections, 2013-2063 ctd.

Year	Otorohanga District	South Waikato District	Waitomo District	Taupo District	Part- Rotorua District	Waikato Region (combined)
2013	5,176	11,138	4,969	18,423	2,083	223,055
2014	5,276	11,274	5,019	18,712	2,116	228,190
2015	5,378	11,406	5,068	19,023	2,150	233,514
2016	5,500	11,537	5,137	19,339	2,184	238,745
2017	5,621	11,661	5,189	19,628	2,216	243,782
2018	5,735	11,781	5,240	19,915	2,247	248,899
2019	5,836	11,903	5,279	20,199	2,271	254,061
2020	5,955	12,021	5,324	20,487	2,297	259,327
2021	6,068	12,131	5,367	20,769	2,321	264,600
2022	6,185	12,220	5,418	21,037	2,345	269,786
2023	6,296	12,329	5,463	21,336	2,368	275,207
2024	6,392	12,439	5,497	21,614	2,393	280,724
2025	6,508	12,547	5,540	21,887	2,416	286,181
2026	6,624	12,630	5,576	22,159	2,437	291,669
2027	6,725	12,705	5,611	22,405	2,455	296,902
2028	6,820	12,783	5,628	22,669	2,473	302,209
2029	6,906	12,857	5,646	22,885	2,484	307,356
2030	6,995	12,922	5,668	23,078	2,494	312,409
2031	7,089	12,974	5,688	23,282	2,503	317,545
2032	7,172	13,021	5,706	23,471	2,511	322,511
2033	7,247	13,070	5,723	23,686	2,518	327,428
2038	7,569	13,240	5,788	24,519	2,523	351,264
2043	7,685	12,957	5,725	24,335	2,436	364,080
2048	7,755	12,685	5,613	24,079	2,334	375,767
2053	7,727	12,337	5,434	23,672	2,226	385,782
2058	7,539	11,848	5,181	23,215	2,108	393,845
2063	7,173	11,145	4,857	22,588	1,977	398,581

ATTACHMENT D IPC INFRASTRCUTRE REPORT



INFRASTRUCTURE REPORT

CALCUTTA FARMS TAURANGA ROAD, MATAMATA

IF	PC Consultants	Job Number 101002		Rev A
Job Title	Calcutta Farms	Author	Date 24.03.16	Checked
Title	Infrastructure Report	WM		GB

EXECUTIVE SUMMARY

The information gathered to-date has confirmed the Residential Development Area proposed under Plan Change 47 is suitable for future residential development.

It is considered stormwater and wastewater disposal can be provided for as per MPDC development standards and water/ other services can be supplied as required.

Further testing for soakage and watermain flowrates shall be undertaken as required and confirmation sought from MPDC that the existing treatment plant has adequate capacity.

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APPENDECIES

A WASTEWATER AND WATER SUPPLY CALCULATIONS

1.0 INTRODUCTION

1.1 PROJECT

The purpose of this report is to provide an assessment of infrastructure associated with future residential development within the Matamata East area (Zone A – Future Residential Policy Area- Proposed Matamata District Plan).

The information provided herein relates to the stormwater, wastewater, and water supply infrastructure to service the proposed residential development area (RDA) identified within Figure 1.1 Concept Development Plan (Below)

The MPDC Development Manual sets out the processes and standards that are expected to be followed and met whenever any development project is undertaken in accordance with Matamata-Piako District Plan.

This report provides information in support of the submission on behalf of Calcutta Farms Limited on proposed Plan Change 47 which is looking to review the current residential zoning around Matamata. This report is to be read in conjunction with the concept drawings.



Figure 1.1 Concept Development Plan

1.2 LEGAL DESCRIPTION

The legal description of the Land parcels are as follows-Lot 1 DP 486913 Lot 12-16 DP 13321 Lot 3 DP 486913 (Part) Lot 2 DP 376725

Lot 1 DP 69505

1.3 SITE DESCRIPTION

The lots are currently undeveloped and are used for production and cropping. The RDA is bound by Tauranga Road (SH24) to the north, Banks Road to the South, and Burwood Road to the west. The RDA adjoins existing residential development to the west. The Mangawhero Stream is located to the east which is a tributary of the Waihou River.

1.4 BACKGROUND

A portion of the RDA is currently zoned existing residential under the Matamata District Plan with a total area of 41.42ha. (Figure 1.1- Yellow with horizontal lines) For the purposes of this report it is assumed that the areas zoned existing residential can be fully serviced from existing infrastructure.

The additional RDA is currently not zoned Residential under the current MPDC District Plan (Figure 1.1- Yellow shading) and has a total area of 38.12ha, design calculations are based on this area. This area is zoned Future Residential (Zone A) under proposed Plan Change 47.

2.0 STORMWATER

The MPDC Development Manual sets out the design principles for stormwater drainage and requires any development project to be provided with a means of stormwater disposal.

2.1 STORMWATER RETICULATION

The nearest public stormwater infrastructure is a 900mmØ line located to the east of the existing residential development adjacent to Burwood Road, refer to MPDC GIS plans. This line which ultimately discharges to the Mangawhero stream to the east, north of Tauranga road.

The majority of the MPDC stormwater network has limited capacity, MPDC require all stormwater generated by developments to be disposed via onsite soakage, therefore, it is considered this will be the likely method of stormwater disposal for the proposed residential development.

Soakage is appropriate if the design soakage rate is greater than 0.5 litres/min/m2, soakage rates are to be tested to confirm minimum requirements. All new stormwater soakage shall be designed and constructed in accordance with MPDC Standards - Soakage Design Procedures and Guidelines

Alternatively, a new pipe network could be installed parallel with Banks Road discharging to the Mangawhero stream to the east with design capacity for the 100year storm from the RDA catchment. Discharge to the Mangawhero stream all would require resource consent from Environment Waikato.

2.2 STORMWATER CAPACITY AND QUALITY

The primary stormwater soakage network shall be designed to have capacity for the 10year storm for the RDA catchment. Secondary flow paths shall be provided which will cater for the 100year storm event, if an overland flow path is not feasible soakage must be increased to cater for the 100year event.

Trafficked areas including new roads constructed as part any development project will have the potential to generate contaminants and will therefore require treatment. Stormwater quality controls will be subject to appropriate resource consents from Environment Waikato. Construction of residential housing may also require source control of roof runoff. The design and construction of which will be subject to future building consents.

2.3 CONCLUSION

Stormwater discharge can be provided for future residential development. There is a suitable disposal method with respect to stormwater which can meet quality and quantity controls.

3.0 WASTEWATER

The MPDC Development Manual sets out the design principles for wastewater drainage and requires any development project to be provided with a means of wastewater disposal.

3.1 WASTEWATER RETICULATION

The nearest public wastewater infrastructure is a 225mmØ line located to the east of the existing residential development adjacent to Burwood Road. (parallel with the stormwater line identified above) which ultimately discharges to the Matamata treatment plant located to the east, north of Tauranga road.

It is considered that the RDA area may be able serviced by this line, however an alternative a pipe network could be installed perpendicular to Tauranga Road and connect to the downstream 450mmØ main trunk line to the North. Design would be in accordance with the MPDC Development Manual (Figure 5.1).

3.2 WASTEWATER CAPACITY

All wastewater lines shall be designed such that they have sufficient capacity to cater for the design wet weather flow from the area they serve and ensure that the system has self-cleaning velocity.

The wastewater demand for the RDA catchment has been calculated using a population density of 45 persons per hectare. The design peak discharge will be approximately 21 l/s.

The existing pipe network is a 225mmØ line at a minimum grade of 0.30% which has capacity to service a design peak discharge of 29 l/s.

The existing catchment for this line will need to be confirmed from MPDC to determine capacity. Further downstream networks will also need to be checked to confirm capacity, including the 450mmØ main trunk and the Matamata treatment plant.

3.3 CONCLUSION

The wastewater from future residential development will be disposed at the Matamata treatment plant. MPDC will need to confirm that the existing treatment plant has adequate capacity to service the future residential development.

4.0 WATER SUPPLY

The MPDC Development Manual requires water supply to be designed in accordance with SNZPAS 4509:2008 NZ Fire Service Fire Fighting Water Supply Code of Practise

4.1 WATER RETICULATION

MPDC GIS Maps indicate the presence of a 150mmØ main located to the east of the existing residential development adjacent to Burwood Road. (parallel with the stormwater and wastewater lines) There are also mains in Banks Road and Tauranga Road which are 100mmØand 50mmØ respectively.

Information regarding the modelled network capacity has been investigated with MPDC, however a modelled supply flow, and modelled pressure range could not be provided.

4.2 POTABLE WATER AND FIRE FIGHTING SUPPLY

The MPDC Development Manual requires the potable water design to provide for a domestic demand of 260 litres/person/day with a peak flow rate of five times this amount. A population density of 45 persons per hectare shall be the basis of the design. It is however considered that firefighting supply will govern water supply demand.

The MPDC Development Manual requires the minimum firefighting water supply classification for residential development in suburban areas to be FW2. Therefore, any future residential development must meet the following water supply requirements:

- A primary water flow of 12.5 litres/sec within a radial distance of 135m
- An additional secondary flow of 12.5 litres/sec within a radial distance of 270m
- The required flow must be achieved from a maximum of one or two hydrants operating simultaneously
- A minimum running pressure of 100kPa

In order to provide Fire Fighting Water Supply in excess of the FW2 standard, principal mains shall be laid on both sides of new roads. To provide sufficient flow all mains will need to be a minimum 150mmØ nominal bore.

Hydrants shall be spaced at 135m intervals and should be located to avoid the most likely location of future lot entranceways.

4.3 CONCLUSION

There is public water supply infrastructure surrounding the future residential development area. Flow rates and pressures are to be tested to confirm minimum requirements for the water supply classification stipulated in SNZPAS 4509:2008 can be achieved.

5.0 ROAD NETWORK

The MPDC Development Code provides standards for the preferred means of compliance in terms of engineering design and construction for roading.

5.1 ROADING INFRASTRUCTURE

The RDA is bound by Tauranga Road (SH24) to the north, Banks Road to the South, and Burwood Road to the west.

As part of the future development new roads will be constructed to provide access to the proposed lots. The proposed roading network shall be consistent with the MDPC Development Manual, including layout, geometry, legal width carriageway width, pavement design, vertical alignment, grades, lighting and landscaping.

Roading connection points have been identified on the Concept Development Plan (Figure 1.1) conveying connections from O'Sullivan Drive, Burnwood Road, Kaimai Drive and Tauranga Road. Roading connections are located at key strategic entry points and extend existing roads where suitable, connection to SH24 will be subject to approval from NZTA.

Minimum driver sight distances shall be achieved during the design phase of any future residential development. Vehicle speeds and the resulting visibility splays and envelopes may require the road boundary to be set back or existing roads to be modified.

The future roading network will provide residential property access as required. Road design should encourage vehicle speeds appropriate to the environment and should not attract external through traffic.

5.2 CONCLUSION

Identified roading connection points are located in the best practical locations. Minimum driver sight distances required under the MPDC Development Manual shall be achieved during design.

6.0 OTHER SERVICES

Telecommunications in the area are managed by Chorus, Power supply in the area is managed by Counties Power.

It is considered that a network is present in the surrounding area and service is available. It is expected that network upgrades will be required to support future residential development, which will be undertaken as required.

Underground services (including Telecom, Power and Gas) will be placed within a common service trench within future road reserves and provide suitable connection points for the development site.

7.0 CONCLUSIONS

Stormwater discharge can be provided for future residential development. There is a suitable disposal method with respect to stormwater which can meet quality and quantity controls.

The wastewater from future residential development will be disposed at the Matamata treatment plant. MPDC will need to confirm that the existing treatment plant has adequate capacity to service the future residential development

There is public water supply infrastructure surrounding the future residential development area. Flow rates and pressures are to be tested to confirm minimum requirements for the water supply classification stipulated in SNZPAS 4509:2008 can be achieved.

Identified roading connection points are located in the best practical locations. Minimum driver sight distances required under the MPDC Development Manual shall be achieved during design.

A service network is present in the surrounding area. It is expected that network upgrades will be required to support future residential development, which will be undertaken as required.

APPENDIX A – WASTEWATER AND WATER SUPPLY CALCULATIONS

IPC	Consultants	Job Number 101002	Sheet 1	Rev A
Job Title	Calcutta Farms	Author	Date	Checked
Calc Title	Wastewater Demand	WM	23-Feb	GB

Per MPDC Development Manual standards Urban occupancy of 45 persons/ ha Water Consumption is 200 l/person/day Infiltation allowance of 2250 ha/day Surface water infiltration allowance of 16500 ha/day

Residential Development Area

Population	Area (ha)	Population	Daily Flow
	38.12	1715	343080

Peaking Factor (Table 5.2) 2.75

Discharge Rates

Average dry weather flow = 428850 litres/day
Peak dry weather diurnal flow = 1179338 litres/day
peak wet weather flow = 1808318 litres/day

 Discharges
 Rate I/day
 Flow I/s

 ADWF
 428850
 4.96

 PDWDF
 1179338
 13.65

 PWWF
 1808318
 20.93

IPC	Consultants	Job Number 101002	Sheet 1	Rev A
Job Title	Calcutta Farms	Author	Date	Checked
Calc Title	Wastewater Demand	WM	23-Feb	GB

Per MPDC Development Manual standards Urban occupancy of 45 persons/ ha Average Daily Demand of 260 l/person/day Peaking Factor of 5

Residential Development Area

Population Area (ha) Population 38.12 1715

Peaking Factor (Table 5.2) 5.00

Demand

Average day demand = 446004 litres/day
Peak day demand = 2230020 litres/day
Average peak day hourly demand = 18584 litres/hour
Peak hourly demand = 92918 litres/hour

Peak Demand

PD/S 26 l/sec PD/M 1549 l/min

Submission No: 49



Received by Planning 14.12.16 Note :

FORM 5

Submission on publically 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

Submission on: Proposed Plan Change 47 - Zoning and Rule Provisions

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

Address for service: C/- Beca Ltd

PO Box 903

Tauranga 3140

Attention: Andrew Hill

Phone: 07 577 3938

Email: andrew.hill@beca.com

This is a submission on the Proposed Plan Change 47.

The specific parts of the Proposed Plan Change 47 that the Ministry's submission relates to are:

- Rezoning of land to Future Residential Policy Area (Maps MM2, MV2, TA4)
- Rezoning of land to Residential Infill Housing (Maps MV3, MM3, TA3)

Background:

The Ministry of Education 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 educational facilities and assets in the Matmata-Piako District area.

The Ministry's submission on the Proposed Plan Change 47

Proposed Residential Infill Housing

Matamata-Piako District Council is proposing to rezone land around various school sites to provide for residential infill housing. This rezoning would include the immediate areas surrounding Matamata Primary School, Matamata Intermediate, Matamata College, St Joseph's Catholic School Matatmata, Morrinsville College and Te Aroha Primary School.

The Ministry is concerned about the potential effects of residential infill development around the schools. The rezoning of land will increase the number of residents living in this area, which has the potential to increase traffic and result in transportation related effects on the schools. There are also potential security and reverse sensitivity effects arising from increased development near schools.

Proposed Future Residential Policy Areas

Matamata-Piako District Council is also proposing to rezone various areas throughout the district as Future Residential Policy Areas. The Ministry is concerned about the potential impact of the new growth areas on the capacity of the school network, the potential traffic impacts on the road network and the implications on parking and road safety around schools. The Ministry also wants to ensure that there are no negative impacts on new and existing schools from reverse sensitivity effects arising from development near schools.

Relief Sought:

The Ministry of Education requests that:

- Council consider measures to calm and control increased traffic impacts that infill residential
 growth will have surrounding schools. This may include lowering the speed limit and providing
 for more pedestrian crossings around the schools.
- That sustainable walking and cycling connections are considered between new growth areas like the proposed Future Residential Policy Areas and existing schools.
- Council consider how they will manage and provide for reverse sensitivity around schools
 affected by new development within the Proposed Residential Infill Housing and Proposed
 Future Residential Policy Areas.
- Council consult and work with the Ministry to look at the provision of education facilities in areas
 of new growth.

The Ministry does wish to be heard in support of its submission.

that;

Andrew Hill

Planner

Beca Ltd

(Signature of person authorized to sign on behalf of the Ministry of Education)

14 December 2016

Submission No: 50

Kelly Moulder

From: Anthony and Janet Gray <tony@emailtony.co.nz>

Sent: Monday, 19 December 2016 10:33

To: Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Received by Planning

15.12.16 Note :

You have a new submission on Plan Change 47

Name: Anthony and Janet Gray Contact Person: Anthony Gray

Address for correspondence: 272 taukoro road Morrinsville 3375

Phone: 07 8893536

Fax: n/a

Email: tony@emailtony.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: -

A review or the locations of rural-residential Zones

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Please refer to my letter of 14th December.

I seek the following decision from Council: If the plan change is not declined, make the following amendments

Please give precise details: Please refer to my letter of 14th December.

I wish to 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

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:

PROPOSED PLAN CHANGE 47 SUBMISSION

I do not believe that allowing more smaller blocks in town and infill housing is of any benefit to current and future generations.

However I believe that allowing more small rural subdivisions will make it easier and less costly to supply more urban housing for current and future generations.

Most farmers who are close to retiring would like to be able to retire to a new home on their own land. Being restricted to do this under the current MPDC District Plan means more pressure on supplying other land.

Allowing fewer restrictions on subdivision of rural land would allow land owners to pursue building their retirement home and taking pressure off town house supply.

Allowing farmers, for example, to supply say an additional three small half hectare sections would allow a lot less pressure on having to supply extra town land and/or using infill housing which is currently in short supply.

To help young people into more affordable housing in the future we need to have more land available which in turn will lead to cheaper prices.

Many farmers approaching retirement have family members who may also wish to build on the family farm to provide support, and this would be of financial benefit to the community by allowing more families to set up in the area and provide additional work for the local contractors, builders, suppliers, retailers etc.

By allowing farming whanau to return to their ancestral roots will ensure future generations stay on the land in the local area.

Our whanau is an example of this. We have six children, and four of these families wish to return to the family land and build their own homes. We are restricted by current bylaws to give them this opportunity.

There would be no burden to the ratepayer as each rural subdivision must be self-sufficient with regards to power, water, sewage and other costs. Council and roading costs are mitigated by capital contribution, building consent costs and ongoing rates.

I believe small house sections using productive farm land has a minor effect on farm production compared with the major effect of having a shortage of residential land, leading to infill housing and escalating prices for current and future generations.

Anthony (Tony) and Janet Gray

272 Taukoro Road R D 5 MORRINSVILLE

Telephone 07 889 3536

Submission No: 51

File No: 25 06 00
Document No: 9656524
Enquiries to: Greg Morton

Received by Planning

16.12.16 Note :

16 December 2016

Matamata Piako District Council P O Box 266 Te Aroha 3342

Email: mhamilton@mpdc.govt.nz

Dear Mark

Waikato Regional Council Submission to MPDC Plan Change 47

Thank you for the opportunity to provide feedback on the above. Please find attached the Waikato Regional Council's submission in regard to the MPDC's Plan Change 47. Please note this is a staff submission which has not been formally endorsed by Council.

Should you have any queries regarding the content of this document please contact Greg Morton, Team Leader Policy Implementation, directly on (07) 859 0999 or by email greg.morton@waikatoregion.govt.nz.

Regards

Tracey May

Director Science and Strategy

Submission by

Waikato Regional Council

PLAN CHANGE 47

16 DECEMBER 2016

1.0 INTRODUCTION

- 1.1 Waikato Regional Council appreciates the opportunity to make a submission to MPDC's Plan Change 47. We note that the Plan Change addresses land supply, seeking to ensure that there is enough residential, rural residential, industrial and commercial land available to accommodate projected population growth in the District.
- 1.2 Subject to some amendments (as detailed below) Waikato Regional Council supports Plan Change 47, specifically the work undertaken by MPDC to ensure the planned and coordinated management of growth within the district.

2.0 SUBMISSION

Provision		Support/ Oppose	Submission	Decision sought from the Council				
Matamata	Matamata							
Matamata Business Zone	New	Support	The amendment is supported as it provides for expansion of the business zoning in support of the existing town centre. The amendment also addresses reverse sensitivity issues by providing for a business/residential interface overlay.	Retain as notified				
			(Waikato Regional Policy Statement: Policy 4.1(f), policy 6.1, implementation methods 6.1.2 and Section 6A development principles).					
Matamata Industrial Zone	New	Support	The amendment is supported as it provides for expansion of the industrial zoning adjacent to the existing industrial area and with good access to strategic transport links.	Retain as notified				
			(Waikato Regional Policy Statement: Policy 6.1, implementation method 6.1.2, policy 6.3 and implementation methods particularly 6.3.1(d), (e), section 6A development principles).					

Matamata Rural Residential Areas (including Eldonwood South rural residential zoning)	Neutral	WRC accepts the need for rural residential zoning adjacent to the town fringes, where demand is highest and potentially where these areas are difficult or cost prohibitive to service. WRC notes that the RPS contains specific development principles in regard to rural residential areas and policies seeking that the appropriate priority is accorded to productive uses of high class soils. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.5 and Section 6A development principles).	Retain as notified
Matamata Residential Zone	Support	The amendment is supported as it provides for expansion of the residential zoning in accordance with a structure plan. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.7 and policy 6.3 implementation method 6.3.3, Section 6A development principles).	Retain as notified
Matamata Future Residential Policy Area	Support	The amendment is supported as it provides for future expansion of residential zoning to accommodate projected population growth as determined through a structure and town planning process. The location is supported adjacent to existing residential areas. Signalling the location of future urban growth is supported in order to establish and maintain a compact urban-rural limit. (Waikato Regional Policy Statement: Policy 4.1, specifically (f) and (h), policy 6.1, implementation method 6.1.7 and Section	Retain as notified
Matamata Residential Infill	Support	6A development principles). The amendment is supported as it provides for increased residential density around the town centre. The RPS signals the need for compact urban centres and a more effective and efficient use of land within urban boundaries. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.7 and policy 6.3 implementation method 6.3.3, Section 6A development principles).	Retain as notified

Morrinsville			
Morrinsville New Industrial Zone	Support	The amendment is supported as it provides for expansion of the industrial zoning adjacent to the existing industrial area and with good access to transport links. (Waikato Regional Policy Statement: Policy 6.1, implementation method 6.1.2, policy 6.3 and implementation methods, Section 6A development principles).	Retain as notified
Morrinsville Rural Residential Areas (excluding Horrell Road structure plan)	Neutral	WRC accepts the need for rural residential zoning adjacent to the town fringes, where demand is highest and potentially where these areas are difficult or cost prohibitive to service. WRC notes that the RPS contains specific development principles in regard to rural residential areas and policies seeking that the appropriate priority is accorded to productive uses of high class soils. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.5, and Section 6A development principles).	Retain as notified
Horrell Road Structure Plan (Rural Residential Zoning)	Neutral	The Horrell Road Structure Plan is located within an area identified as Peat Soil on the planning maps and on the eastern side of the Piako River as distinct from the remainder of the township. WRC seeks to better understand the rationale for the location of this rural residential zone and how use and development are managed in respect of peat soils. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation methods 6.1.5 and 6.1.8(d), Policy 6.3 and implementation methods 6.3.1 and 6.3.3 and Section 6A development principles, Policy 14.5).	WRC seeks to better understand the rationale for the location of this rural residential zone.
Morrinsville Future Residential Policy Area	Support	The amendment is supported as it provides for future expansion of residential zoning to accommodate projected population growth as determined through a structure and town planning process. The location is supported adjacent to existing residential areas. Signalling the location of future urban growth is supported in order to establish and maintain a compact urban-rural limit.	Retain as notified

Morrinsville Residential Infill	Support	(Waikato Regional Policy Statement: Policy 4.1, specifically (f) and (h), Policy 6.1, implementation method 6.1.7 and Section 6A development principles). The amendment is supported as it provides for increased residential density around the town centre. The RPS signals the need for compact urban centres and a more effective and efficient use of land within urban boundaries. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.7 and policy 6.3, implementation method 6.3.3, Section 6A development principles).	Retain as notified
Te Aroha			
Te Aroha New Rural Zone	Support	The proposal to change the zoning of areas to the north and west of Te Aroha from rural residential to rural zoning is supported as it provides for operation and development of primary production activities. (Waikato Regional Policy Statement: Policy	Retain as notified
Te Aroha Rural Residential Areas (including Stirling Street Structure Plan)	Neutral	WRC accepts the need for rural residential zoning adjacent to the town fringes, where demand is highest and potentially where these areas are difficult or cost prohibitive to service. WRC notes that the RPS contains specific development principles in regard to rural residential areas and policies seeking that the appropriate priority is accorded to productive uses of high class soils. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.5, and Section 6A development principles).	Retain as notified
Te Aroha Residential Zone	Support	The amendment is supported as it provides for expansion of the residential zoning in accordance with a structure plan. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.7 and policy 6.3 implementation method 6.3.3, Section 6A development principles).	Retain as notified

Te Aroha Future Residential Policy Area	Support in part	The amendment is supported in so far as it provides for future expansion of residential zoning to accommodate projected population growth as determined through a structure and town planning process. Signalling the location of future urban growth is supported in order to establish and maintain a compact urban-rural limit. WRC notes that part of the structure plan area is subject to a flood hazard overlay. The Waikato Regional Policy Statement contains policy guidance regarding natural hazard risk, and emphasises a risk-based approach. (Waikato Regional Policy Statement: Policy 4.1, specifically (f) and (h), Policy 6.1, implementation method 6.1.7, Section 6A development principles, policies 13.1 and 13.2).	Ensure future development in this location is appropriately assessed to manage the risk of flood hazard to an acceptable level.			
Te Aroha Proposed Equine Area	Support in part	A substantial part of the proposed equine area is subject to a flood hazard overlay. The Waikato Regional Policy Statement contains policy regarding natural hazard risk, and emphasises a risk-based approach. (Waikato Regional Policy Statement: Policies 13.1 and 13.2).	Ensure development controls are appropriate to manage the risk of flood hazard to an acceptable level.			
Te Aroha Residential Infill	Support in part	The amendment is generally supported as it provides for increased residential density around the town centre. The RPS signals the need for compact urban centres and a more effective and efficient use of land within urban boundaries. However, parts of the infill area are subject to a flood hazard overlay. The Waikato Regional Policy Statement contains policy regarding natural hazard risk, and emphasises a risk-based approach. (Waikato Regional Policy Statement: Policy 6.1, in particular implementation method 6.1.7 and policy 6.3 implementation method 6.3.3, Section 6A development principles, policies 13.1 and 13.2).	Ensure development controls are appropriate to manage the risk of flood hazard to an acceptable level.			
Plan Provisions	Plan Provisions					
Residential Infill – 3.5.2.1 Policy P6	Support	The new policy is supported as it provides for increased residential density around the town centre. The RPS signals the need for compact urban centres and a more effective and efficient use of land within urban	Retain as notified			

		boundaries. (Waikato Regional Policy Statement: Policy 6.1, policy 6.3 implementation method 6.3.3, Section 6A development principles).	
Future Residential Policy Areas - 3.3.2.1 Policy P4	Support	The new policy is supported as it provides protection for the areas identified for future expansion of residential zoning in order to establish and maintain a compact urbanrural limit.	Retain as notified
		((Waikato Regional Policy Statement: Policy 6.1, policy 6.3, Section 6A development principles).	
Rule 5.9	Support in part	WRC considers that this rule might not provide enough certainty regarding the types and location of activities that may compromise the future residential pattern. WRC supports the intent of the rule.	Support with amendments to clarify the intent of the rule.
		(Waikato Regional Policy Statement: Policy 6.1 and Section 6A development principles, in particular (b) and (d)).	
Rule 6.1.2(b)	Support in part	WRC supports the reduction of the size of residential lots provided that the appropriate measures are in place to address the impact of intensified development in respect of stormwater management (Waikato Regional Policy Statement: Implementation method 6.1.8(g) and Section 6A development principles).	Support with amendments to address the impact of intensified development in respect of stormwater management as required.

3.0 FURTHER INFORMATION AND HEARINGS

- 3.1 Should the Matamata Piako District Council wish to discuss the points raised by WRC, or require additional information, please contact Greg Morton at Greg.Morton@waikatoregion.govt.nz or on 0800 800 401.
- 3.2 WRC wishes to be heard at the hearings for Plan Change 47 in support of this submission and is prepared to consider a joint submission with others making a similar submission.
- 3.3 WRC **could not** gain an advantage in trade competition through this submission.



Received by Planning 16.12.16

Note :

SUBMISSION BY POWERCO LIMITED ON PROPOSED PLAN CHANGE 47 – ZONING AND RULE PROVISIONS – TO THE MATAMATA PIAKO DISTRICT PLAN

16th December 2016

TO: Matamata-Piako District Council

PO Box 266 Te Aroha 3342

BY EMAIL: <u>submissions@mpdc.govt.nz</u>

FROM: Powerco Limited ("Powerco")

Private Bag 2061

NEW PLYMOUTH 4342

ADDRESS FOR SERVICE: BURTON PLANNING CONSULTANTS LIMITED

Level 1, 2-8 Northcroft Street PO Box 33-817, Takapuna

AUCKLAND 0740

Attention: Georgina McPherson

Phone: (09) 917 4301 Fax: (09) 917 4311

Email: gmcpherson@burtonconsultants.co.nz

File Ref: 09/063.2



A. INTRODUCTION TO POWERCO

- 1. Powerco Limited (*Powerco*) is New Zealand's largest electricity and second largest gas distributor in terms of network length and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 2. Powerco's electricity networks are in Tauranga, Thames, Coromandel, Eastern and Southern Waikato (including a small area within the Waipa District), Taranaki, Wanganui, Rangitikei, Manawatu and the Wairarapa. It has gas pipeline networks in Taranaki, Hutt Valley, Porirua, Wellington, Horowhenua, Manawatu and the Hawkes Bay. Powerco's customers are served through over 30,000 kilometres of electricity lines (including overhead lines and underground cables) and over 6,200 kilometres of gas pipelines.
- 3. The Matamata sub transmission network is based within the Valley region (refer Attachment A for a Map). The Valley region covers the eastern area of the Waikato as far south as Kinleith, plus Waihi and the Coromandel Peninsula. Several small towns have some industrial load, and the rural area is predominantly dairy farming load. The region has six grid exit points owned and operated by Transpower supplying Powerco's network at 66, 33 and 11kV.
- 4. Powerco and Transpower have installed a new grid exit point at Piako to increase security of supply and address capacity issues in the area. Powerco is also undertaking assessments to address capacity issues at existing Powerco zone substations. This is likely to result in an additional five zone substations requiring construction in the Valley region over the next 10 year planning period.

B. GENERAL COMMENTS ON PROPOSED PLAN CHANGE 47 - ZONING AND RULE PROVISIONS

5. A reliable and constant energy supply is critical to sustaining the regional economy, population and way of life and demand for energy is constantly increasing. Powerco



faces an increasing number of constraints, in terms of providing a secure and reliable supply of electricity to meet the increasing demand and population growth.

- 6. Powerco's electricity network is identified as regionally significant infrastructure in the Waikato Regional Policy Statement (*the RPS*). It is therefore appropriate, given the local and regional significance of Powerco's network, that its management is comprehensively addressed in the Matamata Piako District Plan Change 47 Zoning and Rule Provisions (*Plan Change 47*).
- 7. In a general sense, Powerco seeks to ensure that Plan Change 47 is drafted to recognise and ensure:
 - (i) The sustainable management of Powerco's assets as a physical resource;
 - (ii) That the NPSET is given effect to, with consequential recognition being given to Powerco's supporting sub-transmission and distribution networks;
 - (iii) Effect is given to the objectives and policies of the RPS;
 - (iv) Appropriate provision for the ongoing operation and maintenance of the network, including ensuring that lines can be accessed;
 - (v) That appropriate provision is made for the existing network to be upgraded in order to meet energy growth demands;
 - (vi) Appropriate provisions for new lines as and when required;
 - (vii) The protection of the existing network from issues of reverse sensitivity; and
 - (viii) That amenity and public safety around electricity lines are maintained.
- C. THE SPECIFIC PROVISIONS OF PLAN CHANGE 47 ZONING AND RULE PROVISIONS THAT POWERCO'S SUBMISSION RELATES TO ARE SUMMARISED AS FOLLOWS:
- 8. This submission relates specifically to the following provisions:

Section 6 - Subdivision

- Status of subdivision for works and network utilities.
- Advice notes relating to New Zealand Electrical Code of Practice for Electrical Safe Distances and the Electricity (Hazards from Trees) Regulations 2003.
- Section 6.2.3 Infrastructure and Service Standards.



- Section 9 Tower Road Structure Plan
- Section 10 Status of Network Utilities in Heritage Areas
- Notice of Requirement Horrell Road Intersection
- The specific provisions submitted on, the rationale for Powerco's submission on each
 of these matters, and the relief sought is contained in the following schedules. In the
 specific relief sought, all additions are shown in <u>underline</u>, with all deletions in
 strikethrough.
- 10. In addition to the specific outcomes set out in the following schedules, the following general relief is sought:
 - i) Achieve the purpose and principles of the RMA and consistency with the relevant provisions in sections 6-8 RMA;
 - ii) Implement the statutory tests in section 32 and the requirements in the First Schedule RMA:
 - iii) Address the relevant statutory functions of the consent authority and the related statutory requirements for the Proposed District Plan;
 - iv) Address the considerations identified by the Environment Court for planning instruments in decisions such as Long Bay-Okura Great Park Society Inc v North Shore City Council (and subsequent case law);
 - v) Avoid, remedy or mitigate the relevant and identified environmental effects; and
 - vi) Make any alternative or consequential relief as required to give effect to this submission.
- D. POWERCO WISHES TO BE HEARD IN SUPPORT OF THIS SUBMISSION.
- E. IF OTHERS MAKE A SIMILAR SUBMISSION, POWERCO WOULD BE PREPARED TO CONSIDER PRESENTING A JOINT CASE AT ANY HEARING.
- F. THE POWERCO COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION.
- G. POWERCO IS DIRECTLY AFFECTED BY AN EFFECT OF THE SUBJECT
 MATTER OF THE SUBMISSION THAT—
 - (i) ADVERSELY AFFECTS THE ENVIRONMENT; AND



(ii) DOES NOT RELATE TO TRADE COMPETITION OR THE EFFECTS OF TRADE COMPETITION.

Dated this day of 16th December 2016

Signature of person authorised to sign on behalf of Powerco Limited

Georgina McPherson

Principal Planner



SCHEDULE 1 – SECTION 6 SUBDIVISION

A. The specific part of Proposed Plan Change 47 that is subject of this submission is:

- Status of subdivision for works and network utilities, which is supported;
- Advice notes relating to New Zealand Electrical Code of Practice for Electrical Safe Distances and the Electricity (Hazards from Trees) Regulations 2003, which are sought to be included;
- Section 6.2.3 Infrastructure and Service Standards, which is supported.

B. Reason for Submission:

Subdivision for Works and Network Utilities

1.1 Activity Table 6.1 identifies a controlled activity status for subdivision for works and network utilities and performance standard 6.3.7 identifies that such subdivisions will be exempt from the minimum lot size for the zone, and must be for the purpose of a work or network utility. This activity status and approach are supported and should be retained.

Subdivision in Close Proximity to Electricity Lines

- 1.2 Powerco seeks to include, in the subdivision section of the plan, the advice notes relating to the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and the Electricity (Hazards from Trees) Regulations 2003 (the Tree Regulations), which are included in other parts of the District Plan (the Plan) relating to buildings and structures.
- 1.3 NZECP34:2001 is a Regulation under the Electricity Act 1992, which sets out the minimum safe separation distances required to be maintained from electrical lines and support structures for a number of activities that are specifically regulated through the Plan, including buildings, structures and earthworks. In a similar way the Tree Regulations define the safe separation distances required between trees and



overhead electricity lines. Compliance with both Regulations is mandatory and is important in order to minimise risk to people and property from electrical hazards and to protect the integrity of electricity infrastructure.

- 1.4 The requirements of, and need to comply with, these regulations is not widely known. This can be problematic as compliance with NZECP34:2001 cannot be enforced until the building or structure has been constructed, which can result in unnecessary costs for the developer, landowner or network operator if subsequent works are needed to rectify the situation to achieve appropriate separation distances between the structures and electricity lines.
- 1.5 The intent of the advice notes is, therefore, to draw the attention of landowners, developers and the Council to the need to comply with these regulations when undertaking or approving any works in the vicinity of an electricity line so that compliance issues can be addressed at the design stage and prior to the works commencing.
- 1.6 Subdivision is the most appropriate time and best opportunity to avoid adverse effects on electricity lines as the subdivision layout and design establishes the framework within which subsequent building and land use will be undertaken. Subdivision involves an intensification of land use and brings the permitted activity rules of the zone to bear on a smaller lot, which in turn reduces flexibility for locating activities as lot sizes reduce. If subdivision is inadequately considered and controlled it could lead to subdivision patterns that contribute to underbuilding, access and maintenance difficulties where buildings are sited close to the lines, and amenity issues due to the proximity of lines and the orientation of building platforms. In some extreme circumstances it could result in unbuildable lots where compliance with NZECP34:2001 cannot be achieved.
- 1.7 As such, Powerco considers that advice notes drawing attention to the requirements of NZECP34:2001 and the Tree Regulations should be included in the subdivision section of the Plan.

Infrastructure and Servicing Standards

1.8 Section 6.2 sets out the general performance standards applicable to all subdivision proposals, as relevant. Section 6.2.3 Infrastructure and Service Standards comprises a cross-reference to Section 5.9 of the Plan to specify that the Infrastructure and



Servicing Standards in Section 5.9 will apply. These standards specify that telecommunication and electricity reticulation must be provided at the time of subdivision and in accordance with the requirements of the relevant network utility operator in compliance with the Development Manual. Where such provision is not made then restricted discretionary consent is required. Powerco supports that approach and seeks that the cross reference at Section 6.2.3 be retained.

1.9 Powerco notes that these general performance standards also apply to subdivision in structure plan areas and that this is clarified by the statement at the beginning of Section 6.3, which clarifies that the performance standards relevant to structure plans apply in addition to the general performance standards listed in Section 6.2. This statement should be retained.

Assessment Criteria

1.10 The restricted discretionary assessment criteria for Rural Subdivision (Section 6.5.5) and for Rural Residential Subdivision (Section 6.5.6) include requirements to consider reverse sensitivity effects on lawfully established activities and to consider whether subdivision provides appropriate infrastructure in a coordinated manner. No such criteria are included for subdivision for more than 10 lots (Section 6.5.3) or subdivision in structure plan areas (Section 6.5.4). Such issues are common to all subdivision, not just to Rural and Rural Residential Subdivision, and this should be reflected in the assessment of all subdivision applications.

RELIEF SOUGHT - SCHEDULE 1: SECTION 6 SUBDIVISION

(Additions are underlined with deletions in strikethrough)

- 1.1 Retain the controlled activity status for subdivision for the purpose of works and network utilities along with the relevant performance standards at 6.3.7, which exempt such subdivisions from the minimum subdivision size for the zone
- 1.2 Include advice notes, after the Subdivision Activity Table at 6.1, drawing attention to the need for compliance with NZECP 34:2001 and the Tree Regulations, as follows:

Advice Note: Works in close proximity to all electric lines can be dangerous.

Compliance with the NZECP 34 is mandatory for buildings, earthworks and mobile



plant within close proximity to all electric lines. Contact the line operator for advice.

Advice Note: Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines, especially within 20m of those lines, contact the line operator.

- 1.3 Retain the cross reference at clause 6.2.3 to the need to comply with the infrastructure and servicing standards in Section 5.9 of the Plan, as follows:
 - 6.2.3 Infrastructure and Servicing Standards
 - (i) The standards within Section 5.9 shall apply.
- 1.4 Retain the statement at the beginning of Section 6.3, which clarifies that the performance standards relevant to structure plans apply in addition to the general performance standards listed in Section 6.2, as follows:

The following additional performance standards will apply in the specific circumstances identified in the specific rule provision and are in addition to the General Performance Standards listed in Section 6.2.

1.5 Amend the subdivision assessment criteria to ensure all types of subdivision are required to consider reverse sensitivity effects on lawfully established activities and whether subdivision provides appropriate infrastructure in a coordinated manner. This could be achieved by including additional criteria to the following effect in Section 6.4, which sets out assessment criteria applying to all subdivisions or in Section 6.5.3 Subdivision for more than 10 lots and Section 6.5.4 Structure Plans, as follows:

Infrastructure

- (a) <u>The avoidance of conflicts between activities and potential reverse sensitivity</u> effects on lawfully established activities.
- (b) Where conflict or reverse sensitivity effects cannot be avoided, the effectiveness and appropriateness of mitigation measures to protect lawfully established activities.
- (c) Whether subdivision provides appropriate infrastructure in a coordinated manner, ensuring that development and the provision of infrastructure keep pace with each other.



SCHEDULE 2 – APPENDIX 9 STRUCTURE PLANS

A. The specific part of the Proposed Plan Change 47 that is subject of this submission is:

 Servicing for Tower Road Structure Plan Area, where recognition of electricity supply constraints is sought

B. Reason for Submission:

Section 9.3 Tower Road Structure Plan

- 2.1 Powerco supports the approach of identifying future growth areas by way of structure plans and future residential policy areas as this will assist to ensure that urban growth is appropriately co-ordinated with the availability and provision of network utilities. Identification of future growth areas will enable service providers, including Powerco, to better plan and provide a more rational and timely sequencing of infrastructure needs.
- 2.2 A reliable, secure supply of energy is critical to the social and economic wellbeing of the district. This relies, in part, on the ability of infrastructure providers to plan for growth and to ensure there is adequate capacity in the network to serve areas of new development. Subdivisions and/or developments with inadequate security of supply have the potential to generate significant resource management issues, as do changes to zoning where the demand generated by new growth and the ability to meet that demand, including in terms of timing, are disparate. It is critical to ensure that new development can be adequately serviced with electricity and that any required upgrades or investment in electricity infrastructure can be timed to coincide with such development.



- 2.3 In that regard, Powerco has run some supply models for the proposed rezoning areas. While the proposed rezoning at Horrell Road, Morrinsville does not appear to raise any capacity / supply issues, this is not the case at Tower Road, Matamata, where there will be a need for some upstream reinforcement of the Powerco network to accommodate the increased load. Powerco identified the capacity issues at Tower Road in its July 2016 comments on the draft of Plan Change 47, which consulted on the Tower Road and Horrell Road rezoning proposals.
- 2.4 There may be a need for developers to contribute to some or all of that upstream reinforcement of the electricity network. As such, Powerco seeks to include specific reference to the need to address electricity supply issues in the Tower Road Structure Plan at Section 9.3. Currently each of the structure plans includes reference to specific infrastructure and service standards. However, this is limited to Council controlled infrastructure such as stormwater, wastewater, water supply and roading networks. Consideration should be given to the sustainable management of all infrastructure including its development, operation, maintenance, replacement and upgrade. Given a specific supply constraint has been identified in relation to the Tower Road structure plan area, Powerco seeks to ensure appropriate recognition and consideration is given to this potential development constraint in consideration applications for subdivision and development of the structure plan area. It is inappropriate to recognise this as an issue for Council supplied infrastructure but not for infrastructure generally.

RELIEF SOUGHT - SCHEDULE 2: APPENDIX 9 STRUCTURE PLANS

(Additions are underlined with deletions in strikethrough)

- **2.1** Retain Section 9.3.3 (i) insofar as it requires that: Any subdivision or development within the Structure Plan area shall ensure that adequate servicing and infrastructure capacity is available or will be supplied to service the development.
- 2.2 Amend Section 9.3.4 Infrastructure and Servicing Schedule for the Tower Road Structure Plan to draw attention to the need to address electricity supply constraints when developing this area. This could be achieved by adding the following clause, or wording to the same effect:
 - 9.3.4 Infrastructure and Servicing Schedule

The following schedule identifies the infrastructure and servicing upgrades which will need to be assessed as part of any resource consent process, contribution model or



Developer Agreement. All subdivision and development within the Structure Plan area is also subject to the engineering and infrastructure provisions contained within the District Plan and Development Manual.

. . .

Electricity

Electricity supply capacity upgrade works



SCHEDULE 3 – SECTION 10 NATURAL ENVIRONMENT AND HERITAGE

- A. The specific part of the Proposed Plan Change 47 that is subject of this submission is:
 - Status of network utilities in Heritage Areas, which should be clarified.
- B. Reason for Submission:

Status of Network Utilities in Heritage Areas

3.1 Activity Table 10.1 sets out the consent requirements for activities affecting buildings or objects in Schedule 1 and within the Te Aroha Character Area. The status of network utilities and their ongoing operation, maintenance, replacement and minor upgrade is unclear. Given the significant role of network utilities, including electricity networks, in supporting the social, economic and cultural wellbeing of people and communities, Powerco seeks to ensure the ongoing operation, maintenance and minor upgrade is permitted in all parts of the district, including in Heritage Areas. The operation, maintenance, replacement and upgrade of this infrastructure has limited adverse effect on the character and values of heritage areas given that electricity network infrastructure is an accepted part of any developed landscape and/or may be underground.

RELIEF SOUGHT - SCHEDULE 3 - SECTION 10 NATURAL ENVIRONMENT AND HERITAGE

(Additions are <u>underlined</u> with deletions in strikethrough)

3.1 Amend Activity Table 10.1 to clearly permit the operation, maintenance, replacement and minor upgrading of network utilities in the heritage areas identified in Schedule 1 and within the Te Aroha Character Area, as follows:

<u>Operation, maintenance, replacement and minor upgrading of existing network utilities</u>
<u>- permitted</u>



SCHEDULE 4 - NOTICE OF REQUIREMENT - HORRELL ROAD INTERSECTION

- A. The specific part of the Proposed Plan Change 47 that is subject of this submission is:
 - Notice of Requirement for Horrell Road Intersection Realignment.

B. Reason for Submission:

Notice of Requirement for Horrell Road Intersection Realignment

- 4.1 As part of Plan Change 47, Matamata Piako District Council has given notice of a requirement (*NOR*) for a designation to realign the Horrell Road intersection onto State Highway 26 to improve the safety and efficiency of the intersection.
- 4.2 Powerco has electricity assets traversing the area. Specifically it has existing overhead electricity lines and support structures running along the western side of Horrell Road, where the proposed new intersection will be located.
- 4.3 Powerco is neutral as to whether or not the NOR is approved. However, Powerco seeks to ensure that, if it is approved, the proposed works do not result in adverse effects on its existing electricity assets including:
 - Physical damage to assets;
 - Disruption of electricity supply to customers during the period of works;
 - Undermining of support structures for overhead electricity lines;
 - Restrictions on access to electricity assets for maintenance purposes prior to, during or on completion of the works, including by the inappropriate placement of structures or vegetation in close proximity to assets;
 - Constraints on future network connections:
 - Encroachment on the safe separation distances for buildings, structures, earthworks and mobile plant from electricity infrastructure required by NZECP 34:2001.



- 4.4 The NOR does not acknowledge the presence of existing network utilities in the area of the proposed works nor does it address the actual and potential adverse effects of the works on such utilities.
- 4.5 On the basis of the drawings submitted with the NOR it appears there will be a need to either relocate or underground some of Powerco's existing assets or undertake road construction works below live electricity lines. The effects of such works will need to be considered and addressed in the NOR.
- 4.6 Powerco is not opposed to the proposed works provided the designation incorporates appropriate methods to avoid or mitigate adverse effects on its electricity infrastructure. As such, Powerco seeks that if the NOR is granted, a suite of conditions be included addressing the actual and potential effects on its network utilities. Specifically, Powerco proposes requiring a Network Utility Management Plan (NUMP) through the conditions of the designation. NUMP have been adopted in other similar circumstances, to manage the effects of designations on utility assets.
- 4.7 In addition, Powerco also seeks clarity regarding what maintenance, repair or upgrading works by network utility operators will be able to be undertaken on the designated land, once designated and without necessitating approval of the Requiring Authority. This is to recognise that S176 of the Resource Management Act requires the written consent of the Requiring Authority for works in a designation where the activity would prevent or hinder a public work or project or work to which the designation relates. Powerco is keen to establish some guidelines as to what sorts of works will be considered as preventing or hindering the works subject of the designation, as this will impact on the nature and degree of effect that the designation ultimately has on Powerco, including, potentially, its ability to supply electricity and/or gas to the area. The NOR provides no analysis of such effects. This needs to be addressed separately to the NUMP, because the requirement in Section 176 of the RMA that is outlined above applies to the designation itself, whereas the NUMP will only be prepared prior to works commencing.
- 4.8 Should the applicant wish to discuss operational matters further with Powerco they should contact Powerco's Customer Initiated Works team on 06 952 7529 (electricity).



RELIEF SOUGHT – SCHEDULE 4 – NOTICE OF REQUIREMENT – HORRELL ROAD INTERSECTION (Additions are underlined with deletions in strikethrough)

- 4.1 Decline the NOR on the grounds that it fails to either identify or address the potential adverse effects of the proposed works on existing network utilities in the area.
- 4.2 Should the consenting authority be of a mind to recommend approval of the Horrell Road NOR, then Powerco seeks that the following conditions be included in order to ensure the proposed works take account of and include measures to address the safety, integrity, protection or, where necessary, relocation of Powerco's existing assets traversing the site.
 - The Requiring Authority shall prepare a Network Utilities Management Plan (NUMP) so that enabling works, design, construction and ongoing operational works associated with the Horrell Road Intersection Realignment adequately take account of, and include measures to address the safety, integrity, protection or, where necessary, relocation of, existing network utilities. The Requiring Authority shall adhere to the relevant requirements of the NUMP at all times during enabling, construction and ongoing activities associated with the project.
 - A copy of the NUMP shall be submitted to Matamata Piako District Council for certification at least 20 working days prior to the commencement of any enabling or construction works. No works that will affect existing network utilities shall commence prior to the NUMP being certified. The purpose of the certification process is for the Council to:
 - (a) confirm that the appropriate liaison with infrastructure providers has occurred and that their concerns have been taken into account; and
 - (b) confirm that the NUMP meets the requirements below.
 - The NUMP shall be prepared in consultation with those infrastructure providers which have existing network utilities that are directly affected by the project and shall include:
 - (a) The methods the Requiring Authority will use to liaise with all infrastructure providers that have existing network utilities which are directly affected by, or located in close proximity to, the project including the process for:
 - Seeking network utility provider approval of proposed works where their assets are affected;
 - ii) The process for obtaining any supplementary authorisations (e.g. easements and/or resource consents; and
 - iii) Protocols for inspection and final approval of works by network utility



providers.

- (b) The methods the Requiring Authority will use to enable infrastructure providers to access existing network utilities for maintenance at all reasonable times, and to access existing network utilities for emergency works at all times, during construction and the ongoing activities associated with the designation
- (c) The methods the Requiring Authority will adopt to enable infrastructure providers to continue to operate the lines, including being able to carry out maintenance, minor upgrading and emergency works, at all times once the designation is in place.
- (d) The methods the Requiring Authority will use to seek to ensure that all construction personnel, including contractors, are aware of the presence and location of the various existing network utilities which traverse, or are in close proximity to, the project, and the restrictions in place in relation to those existing network utilities. This shall include plans identifying the locations of the existing network utilities and appropriate physical indicators on the ground showing specific surveyed locations.
- (e) How the Requiring Authority will meet the costs of any project-related works that are required in order to protect, relocate and/or reinstate existing network utilities. Such methods shall be consistent with the provisions of the Gas Act 1992, the Electricity Act 1992 and the Telecommunications Act 2001.
- (f) The methods the Requiring Authority will use to ensure that provision, both physical and legal, is made for future maintenance access to utilities to a standard at least equivalent to that currently existing.
- (g) Measures to be used to accurately identify the location of existing network utilities.
- (h) Measures for the protection, relocation and/or reinstatement of existing network utilities.
- (i) Measures to ensure the continued operation and supply of essential infrastructure services.
- (j) Measures to provide for the safe operation of plant and equipment, and the safety of workers, in proximity to existing network utilities.
- (k) Earthworks management procedures (including depth and extent of earthworks and dust management), for earthworks in close proximity to existing network utility. and
- (I) Emergency management procedures in the event of any emergency involving existing network utilities.
- As built drawings showing the relationship of the relocated utility to the project shall



be provided to utility owners within three months of completion of the utility relocation.

- All works within the vicinity of Powerco's assets shall comply with the mandatory requirements of the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- Any trees and vegetation planted in the vicinity of Powerco's assets shall be located, selected and/or managed to comply with the New Zealand Electrical (Hazards from Trees) Regulations 2003 and taking into account the potential for roots to interfere with underground infrastructure. Selection of species should be on the basis of the anticipated mature height of the vegetation which should not exceed 4m in height.



Via email:

NOTICE OF SUBMISSION TO MATAMATA PIAKO DISTRICT COUNCIL ON PROPOSED PLAN CHANGE 47 – ZONING AND RULE PROVISIONS – TO THE MATAMATA PIAKO DISTRICT PLAN PURSUANT TO CLAUSE 6 OF THE FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

Received by Planning

16.12.16

Note:

To: Matamata-Piako District Council

PO Box 266
Te Aroha 3342

submissions@mpdc.govt.nz

Name of Submitter: Z Energy Limited (*Z Energy*)

P.O. Box 2091 **WELLINGTON**

Address for Service: BURTON PLANNING CONSULTANTS LIMITED

Level 1, 2-8 Northcroft Street PO Box 33-817, Takapuna

AUCKLAND 0740

Attention: Georgina McPherson

Phone: (09) 917 4301 Fax: (09) 917 4311

Email: gmcpherson@burtonconsultants.co.nz

1. INTRODUCTION

- 1.1. Z Energy is a New Zealand based fuels company. Z Energy is a publicly listed company on the Australian and New Zealand stock exchanges with around 10,000 shareholders. The New Zealand Superannuation Fund remains a 10 per cent shareholder. Within the Matamata Piako District, Z Energy owns, operates and / or supplies fuel to a number of service stations, truckstops and commercial operators. This includes the following sites located in the area affected by Proposed Plan Change 47 Zoning and Rule Provisions (*Plan Change 47*):
 - Z Matamata (includes truckstop) on the corner of SH27 and Peria Road;
 - Caltex on the corner of SH27 and Farmers Road;
 - Caltex Morrinsville Truckstop on the corner of Main Road and McRae Street;
 - Z Morrinsville at 202-210 Thames Road;
 - Caltex Morrinsville 328 Thames Road;
 - Z Te Aroha at 11 Stanley Ave; and
 - Caltex Te Aroha at 45 Kenrick Street.

2. Z ENERGY'S SUBMISSION

- 2.1. In a general sense Z Energy seeks to ensure Plan Change 47 does not unreasonably and/or unnecessarily restrict the operation, maintenance and upgrade of its facilities and/or oil industry standardised procedures.
- 2.2. Z Energy's submission relates specifically to the following parts of Plan Change 47:
 - Principal Road Landscaping Areas
 - Definition of 'Site Coverage'
 - Shop Frontage Areas
- 2.3. These matters are discussed in more detail below including the rationale for the submission points and the specific outcome sought through the submission. In the specific relief sought, all additions are shown in underline, with all deletions in strikethrough.

Principal Road Landscaping Areas

2.4. As part of Plan Change 47, the Council proposes to delete Rules 3.3.5(i) and (ii) and 3.4.3(ii) and replace them with a new rule which will apply just to those sites identified as being within the Principal Road Landscaping Area, rather than all business and industrial zoned sites as per the current situation. The new rule is as follows:

Landscaping shall be required on sites that are located within the identified Principal Road Landscaping Areas subject to the following criteria:

- (a) A redevelopment of the site is proposed which includes any new or replacement building footprint by 50m² or more,
- (b) A minimum of 15% of the front yard requirement shall be landscaped and maintained with a mixture of shrubs, specimen trees and ground cover. The landscaping area shall have a minimum dimension of 1m and shall be located in front of the primary building.
- 2.5. Z Energy supports this change and seeks that it be retained. The proposed new approach is considerably more pragmatic, in that it would apply only to sites which have frontage to roads along the entrance corridors into each of the district's towns rather than all business and industrial zoned sites. In addition, the proposed new landscape requirements are more flexible than the existing provisions and are considered appropriate for service station developments.
- 2.6. Service stations are business activities that provide important functions and facilities to the public. They can be appropriately located in various zones, including business and industrial zones, and their operating requirements need to be recognised in district plans. Service stations are vehicle oriented, have relatively small building footprints and are often set back off the road frontage, such that their form and function is distinct from many other business and industrial activities. The landscape requirements proposed are considered to be compatible with service station activities. Z Energy notes that, with the exception of the Z Te Aroha site at 11 Stanley Street and the Z Morrinsville site at 202-210 Thames Road, all the facilities identified above are located in the business zone and within the Principal Road Landscaping Area.
- 2.7. The new provisions appropriately require sufficient landscaping to soften the appearance of a site while moving away from the current requirement for landscaping to provide screening of industrial zoned sites. The requirement to screen industrial sites is considered to be impractical and unnecessary in an industrial zone, where there are generally lower amenity values and expectations.

Site Coverage

2.8. Z Energy supports the proposed new definition of 'site coverage' and seeks that it be retained. In particular, clarification that structures below ground level are not considered part of 'site coverage' is supported.

Shop Frontage Area

2.9. The Z Morrinsville site at 202-210 Thames Road is located in the Business Zone within a Shop Frontage Area. While Plan Change 47 does not proposed any changes to the extent of these areas or the associated rules, the Council has clarified that these areas are within the scope of this Plan Change and that parties may submit on this topic.

2.10. The relevant rule (3.4.6 Shop Frontage) requires that verandahs be provided on all sites in these areas in accordance with the Development Manual, except that the rule does not apply to service stations. As noted above, the form and function of service station is distinct from most other business activities. This is recognised by the exemption for service stations from the shop frontage requirements and Z Energy seeks that this approach be retained.

3. RELIEF SOUGHT

(additions <u>underlined</u>; deletions in strikethrough)

3.1. Delete existing Rules 3.3.5(i) and (ii) and 3.4.3(ii) as proposed and replace them with the following new rule as proposed:

Landscaping shall be required on sites that are located within the identified Principal Road Landscaping Areas subject to the following criteria:

- (a) A redevelopment of the site is proposed which includes any new or replacement building footprint by 50m2 or more,
- (b) A minimum of 15% of the front yard requirement shall be landscaped and maintained with a mixture of shrubs, specimen trees and ground cover. The landscaping area shall have a minimum dimension of 1m and shall be located in front of the primary building.
- 3.2. Retain the proposed new definition of 'site coverage' without modification, as follows:

"Site coverage" means that portion of a site area which may be covered by buildings or parts of a building that are enclosed by the face of any exterior wall of the building, including exterior walls above ground floor level, but excludes:

- a. open decks and or balconies which may be covered for sun protection;
- b. any part of the eaves (including guttering);
- c. structures below ground level.
- 3.3. Retain operative Rule 3.4.6 Shop Frontage without modification, as follows:
 - 3.4 Business zone
 - 3.4.6 Shop frontage
 - i. Verandahs shall be provided at the time of development or redevelopment of all sites within the areas defined on the Planning Maps as "Shopping Frontage."
 - ii. Verandahs shall be constructed in accordance with the provisions and requirements of the Development Manual.
 - iii. This rule does not apply to service stations.
- 4. Z ENERGY WISHES TO BE HEARD IN SUPPORT OF THIS SUBMISSION.
- 5. IF OTHERS MAKE A SIMILAR SUBMISSION, Z ENERGY WOULD BE PREPARED TO CONSIDER PRESENTING A JOINT CASE AT ANY HEARING.
- 6. Z ENERGY COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION.

- 7. Z ENERGY IS DIRECTLY AFFECTED BY AN EFFECT OF THE SUBJECT MATTER OF THE SUBMISSION THAT—
 - (A) ADVERSELY AFFECTS THE ENVIRONMENT; AND
 - (B) DOES NOT RELATE TO TRADE COMPETITION OR THE EFFECTS OF TRADE COMPETITION.

Dated this day of 16th December 2016

Signature of person authorised to sign on behalf of Z Energy Limited

Georgina McPherson

Principal Planner

Received by Planning 16.12.16 Note :

Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Matamata Piako District Council (the Council)

Name of submitter: New Zealand Fire Service Commission (the Commission)

This is a submission on: Matamata Piako Plan Change 47 (MP PC47)

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

The specific provision of the MP PC47 that this submission relates to are:

The provisions that relate to the Commission's statutory functions and responsibilities including:

- fire safety and fire prevention;
- water supply and access to this supply;
- property access for emergency response purposes;

The Commission's submission is:

The Commission is the governing body that controls the New Zealand Fire Service (NZFS). The Commission is also the National Rural Fire Authority (NRFA). The Fire Service Act 1975 (FSA) and the Forest and Rural Fires Act 1977 establish the governance, management and operational arrangements for these organisations. The NZFS trains for and responds to structural fires and other emergencies whereas the NRFA supports local Rural Fire Authorities (RFA) in training for, and responding to rural wildfires.

It is a matter of prime importance for the Commission to take an active and co-ordinating role in the promotion of fire safety in New Zealand, through reducing the incidence of fire and the attendant risk to life and property; and through seeking unity and completeness of fire safety law and practice¹. The Commission is required to provide the New Zealand Government with a Statement of Intent (SOI) that sets out how the Commission will achieve its statutory responsibilities.² The SOI outlines the overall outcomes the Commission seeks to achieve, including the promotion of fire safety, fire prevention activities, extinguishing fires in a timely manner and other emergency responses.

The MP PC47 provides an opportunity, in relation to fire hazards and other emergencies, to better facilitate the health, safety and wellbeing of people and communities by appropriately providing for fire safety and fire extinction that enables the Commission to meet its responsibility of providing an efficient and effective emergency service.³

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¹ Section 20 of the FSA.

² New Zealand Fire Service Commission Statement of Intent, 2014 – 2018, Presented to the House of Representatives pursuant to Section 149 of the Crown Entities Act 2004.

³ In accordance with the sustainable management purpose of the Resource Management Act 1991 (Section 5).

It is essential that the NZFS is able to meet its responsibility of providing efficient and effective emergency services to all New Zealanders, in order to avoid, remedy or mitigate the adverse effects of fire and other emergencies.

To do so, the Commission requires:

- adequate water supply for firefighting activities; and
- adequate access to properties for fire appliances to ensure that the NZFS can respond to emergencies.

Adequate water supply and access for firefighting activities.

The provision for adequate water supply, especially in rural areas is critical. It is important to the Commission that any new subdivision or land use that does not have access to a reticulated water supply has access to an adequate firefighting water supply of some kind. This essential emergency supply will provide for the health and safety and wellbeing of people and the wider community and therefore achieves the purpose of the RMA.

The Commission seeks the inclusion of firefighting water supply and access provisions in MP PC47 to enable the Commission to meet its obligations under the FSA by protecting lives, property and the surrounding environment. The Commission considers that the best way to provide a consistent approach to mitigating the actual and potential effects of fire across the region (rather than just the notified applications for resource consents) is to include specific standards in the Matamata-Piako District Plan (MPDP).

The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) is a non-mandatory New Zealand Standard that sets out the requirements for firefighting water and access. The Code of Practice ensures a consistent approach throughout New Zealand and enables the NZFS to operate effectively and efficiently in a fire emergency. The Code of Practice provides techniques to define a sufficient firefighting water supply that may vary according to the circumstances and is based on an assessment of the minimum water supplies needed to fight a fire and to limit fire spread according to each different building's fire hazards. The firefighting water supply required to address the fire hazard may be established by use of tables within the Code, or by calculation. The Code of Practice is written to provide flexibility as to how the firefighting water supplies can be provided. As a general comment, the NZFS considers that the best way of satisfying the Code of Practice is the installation of a domestic sprinkler system.

Adequate access to both the source of a fire and a firefighting water supply is essential to the efficient operation of the NZFS. The requirements for firefighting access are set out in the Code of Practice and further detailed in NZFS's 'Emergency Vehicle Access Guidelines' (May 2015).

As development in non-reticulated areas will generally require on-site water supply, it is necessary that access suitable for firefighting appliances is provided in order to gain access to both the water supply and the source of a structural fire. A fire appliance requires, as a minimum, access which is 4 metres in width and 4 metres in height clearance, with a maximum gradient of 1 in 5 (and accompanying transition ramps). The Commission therefore seeks that these requirements are met for new developments and subdivision in circumstances where fire appliance access to a property is necessary in order to efficiently and effectively extinguish a fire.

Appendix A to this submission sets out the Commissions submission in detail, including the amendments sought by the Commission to specific provisions of the MP PC47, and the reasons for the amendments.

Attachment 2 provides alternative methods to achieve compliance with the NZFS Firefighting Water Supplies Code of Practice.

The Commission seeks the following decision from the local authority:

Amend the MP PC47 to provide for the safety and wellbeing of people and communities in the Matamata Piako Region by making the changes set out in Appendix A to this submission, including any further or consequential relief that may be necessary to address the matters raised in this submission.

The Commission wishes to be heard in support of its submission.

If others make a similar submission the Commission will consider presenting a joint case with them at a hearing.

Address for service of submitter: c/- Beca Limited

PO Box 488

HAMILTON 3240

Telephone: +64 7 834 7694

Email: Stephanie.dean@beca.com

Contact person: Stephanie Dean, Planner

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(Signature of person authorised to sign on behalf of the Commission)

Date: 14 December 2016

Attachment 1 – NZFS Submission on the Proposed Opotiki District Plan Change Table of Provisions

Relief Sought	Add a new standard (x) as follows: rds (x) Where a connection to a reticulated water supply is not possible, adequate provision shall be made for firefighting water supply and access to the supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. o o g
Submission	The Commission opposes the Infrastructure and Servicing Standards to the extent that there is no requirement to provide a firefighting water supply in non-reticulated areas in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The Commission seeks the inclusion of a new standard that requires all new habitable buildings to comply with SNZ PAS 4509:2008 and be consistent with NZFS's 'Emergency Vehicle Access Guidelines' (May 2015) in order to: • ensure adequate access for fire appliances is provided where a building is a substantial distance from the nearest hydrant; • be consistent with the priority given to firefighting water supply in section 14(3) of the RMA; • better enable the Commission to achieve its statutory obligations under the Fire Safety Act; and • more appropriately achieve the purpose of the RMA by enabling
Support/ Oppose/	esoddO
Specific Provision of the Proposed Plan	6.2.3 Infrastructure and Servicing Standards
<u> </u>	+

<u>□</u>	Specific Provision of the Proposed Plan	Support/ Oppose/	Submission	Relief Sought
			people and communities to provide for their health, safety and wellbeing by managing a potential adverse effect of relatively low probability but high consequence.	
6.	Matters for Control: 6.4.2 Subdivision in Rural and Rural-Residential Zones Matters for Control: 6.4.4 Kaitiaki (Conservation Zone)	esoddO	The Commission opposes the matters for control to the extent that they do not include servicing requirements. A variety of subdivisions are able to occur as a controlled activity, including in rural zones which are highly unlikely to have a reticulated water supply. In these circumstances it is essential that a water supply for firefighting purposes is provided in order to enable an effective and efficient response to be provided in an emergency.	Add a new matter for control (x) as follows: Council has reserved control and may impose conditions in respect of the following matters: (x) Servicing (a) Whether adequate water supply is provided for firefighting purposes in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
ಣ	Matters for Discretion 6.5.5 Rural Subdivision 6.5.6 Rural-Residential subdivision The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters: (vi) Servicing (a) Whether sites can be adequately managed for on-site stormwater (while managing cumulative effects on a catchment wide basis), wastewater, water supply and utilities.	Support in part	The Commission supports that consideration of servicing is required as it recognises the importance of adequately providing an on site water supply. Adequate on site water supply is essential for the Commission when no reticulated water connection is available. Adequate on site water supply in accordance with the Code of Practice is essential to enable an efficient and effective response to an emergency. The proposed changes to the matters for discretion reflect the importance of providing firefighting	Amend 6.5.5(vi) and 6.5.6(vi) as follows: (vi) Servicing (a) Whether sites can be are adequately managed for on-site stormwater (while managing cumulative effects on a catchment wide basis), wastewater, water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008
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₽	Specific Provision of the Proposed Plan	Support/ Oppose/	Submission	Relief Sought
			water supply as well as the amendments proposed to performance standard 6.2.3.	and utilities.
4.	3.4.2 Subdivision – Objectives and Policies	Support in part	The Commission considers that a policy should be added to clearly recognise the functional requirements of the fire service, which enable the fire service to provide for the health and safety of the Matamata-Piako community. The proposed policy requires the provision of adequate water supply to support subsequent development, including water supply for firefighting purposes in a manner that achieves the purpose of the RMA and enables the avoidance or mitigation of the potential adverse effects of fires.	Add a new policy as follows: Px Ensure all new lots provide adequate water and access for firefighting purposes to support onsite development.

Attachment 2

Alternative methods to achieve compliance with the NZFS Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) in non-reticulated areas:

The Commission considers that the best method to comply with the Code of Practice is the installation of a domestic sprinkler system in accordance with Fire Sprinkler Systems for Houses NZS 4517:2010. Domestic sprinklers provide a highly effective means of early fire suppression which minimises property damage and the effects on the environment. Domestic sprinklers quickly apply water directly to the source of the fire and are the most reliable method to control a fire, particularly in areas that are some distance from the nearest fire station. The Code of Practice recommends that a standard dwelling with an installed domestic sprinkler system requires a minimum dedicated water supply of 7,000 litres. This water storage can be provided within a potable water tank through including a reserve supply with a cut-off valve to maintain 7,000 litres at all times.

Another means of complying with the Code of Practice is the installation of a dedicated firefighting water supply to be used by the NZFS in the event of an emergency. The Code of Practice stipulates that a dwelling without a domestic sprinkler system requires at least 20,000 litres of dedicated water storage within 90 metres of a building, depending on the surrounding fire hazards. As well as the minimum water storage, the Code of Practice identifies other associated requirements, such as a compliant 100 mm female round thread coupling with an on/off valve, and sufficient access to the water supply for fire appliances as well as a hard-standing surface within 6 metres of the coupling for fire appliances to park on. In certain cases, this water supply may be able to be shared across multiple properties.

Aside from dedicated static water storage tanks or the installation of domestic sprinkler systems, there are other water sources that can achieve compliance with the Code of Practice. Such alternative sources can be water from any year-round source such as dams, swimming pools, stream water, seawater, etc., provided that source is adequately available for use by the New Zealand Fire Service and it meets the other requirements of the Code of Practice that includes a hard-standing area for fire appliances.

The Commission has qualified staff, experienced in this area, and are happy to assist and advise with the fire safety aspects of any proposed subdivision and/or development in order to achieve the best outcome for all parties.



Date16/12/2016

File ref: LAO 41

Don Mcleod Chief Executive Officer Matamata Piako District Council P O Box 266 Te Aroha

Received by Planning 16.12.16 Note:

Dear Don,

FORM 5: SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON PLAN CHANGE 47

TO: Matamata Piako District Council

FROM: Heritage New Zealand Pouhere Taonga

- This is a submission on a proposed plan change to the Operative Matamata Paiko District Plan.
- 2. Heritage New Zealand could not gain an advantage in trade competition through this submission.
- 3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:
 - The provisions that relate to Heritage, specifically New Zealand Pouhere Taonga Listed Heritage items and /or the Matamata Piako Scheduled heritage items.
 - The provisions that relate to the Te Aroha Character area.

4. Heritage New Zealand's submission is:

Heritage New Zealand supports in part Proposed Plan Change 47 as it concerns historic heritage, but does seek amendments and additions to certain provisions. Heritage New Zealand's submission points are outlined in the appendices to this submission. The suggested amendments are intended to improve, clarify, qualify and strengthen the provisions as they relate to the management and protection of historic heritage and Character areas.

5. The reasons for Heritage New Zealand's position are as follows:

Heritage New Zealand is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency.

Heritage New Zealand has appreciated the opportunity to meet Matamata Piako District Council staff during the development phase of Plan Change 47 and is pleased to see Plan Change 47 has incorporated some of their earlier advice and recommendations, with regard the addition to the character area adjacent to the Te Aroha Domain.

Heritage New Zealand generally supports Plan Change 47, as the proposed change to the provisions of Matamata Piako District Plan has not resulted in a reduced consideration of historic heritage in relation to the Heritage New Zealand Pouhere Taonga Listed Heritage items and /or the Matamata Piako Scheduled heritage items.

6. Heritage New Zealand seeks the following decision from the local authority:

Refer to the table attached as Appendix 1.

7. Heritage New Zealand wishes to be heard in support of our submission.

Yours sincerely

Sherry Reynolds General Manager

Address for service Heritage New Zealand Pouhere Taonga P O Box 13339 Tauranga 3141

Telephone: 07 577 4530

email: HAPlanningLN@heritage.org.nz

Contact person: Carolyn McAlley

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Submission of Heritage New Zealand Pouhere Taonga to the Matamata Piako District Council Proposed Plan Change 47

(Strike: abe =delete and underline: abc = addition) ODCPDP= Opotiki District Council Proposed District Plan

D. 11 - E	Kellet sought	the That the proposed amendment, being the deletion of Rule 3.4.5 Rule 10.1.(i) and Rule 3.4.5, is retained. comply with ncil of any to any acter al effects of at take place, es place. es place. Stion all contained	'should have That the "Te Aroha Character Area", is amended to be known as the "Te Aroha Heritage Character Area" area to within the District Plan text and Maps. rea had been v Zealand ictorian and
Reasons for submission		Heritage New Zealand supports the deletion of the following text at the beginning of section 10: Natural Environment and Heritage and at rule 3.4.5 Development Controls: "Activities involving scheduled natural environment resources shall comply with the following: (i) 10 days notice in writing shall be given to the Council of any proposed work, redecoration, repair or alteration to any scheduled work, or any work in the Te Aroha Character Conservation area, to determine the environmental effects of the proposed work." The removal of this requirement is appropriate as many of the matters referred to in the Rule require resource consent, where an assessment would take place, or they are a permitted activity for which no formal assessment takes place. This deletion provides District Plan users with more clarity and direction regarding their obligations under the District Plan, as they are now all contained within the activity table.	Heritage New Zealand considers that the "Te Aroha Character Area" should have the name amended to the "Te Aroha Heritage Character Area". This proposed amendment would more clearly identify the focus of the character area to District Plan users and the public generally, particularly as Matamata Piako District Council staff have advised that the extent of the character area had been revised to be more focused on the heritage buildings. Heritage New Zealand considers that this name can be used to cover the differing range (Victorian and
Support or	Oppose	Support	Oppose
Proposed Plan:	Part & provision number	Section 10:Natural Environment and Heritage: 10.1.(i) and Development Controls - Rule 3.4.5	Te Aroha Character Area. No inclusion of reference to heritage in the name.

Appendix 1

Submission of Heritage New Zealand Pouhere Taonga to the Matamata Piako District Council Proposed Plan Change 47

(Strike: abe =delete and underline: abc = addition) ODCPDP= Opotiki District Council Proposed District Plan

Proposed Plan: Part & provision number	Support or Oppose	Reasons for submission	Relief sought
Section 10:Natural Environment and Heritage 10.1.1 Activity table	Support	Heritage New Zealand supports that the rules relating to the Buildings and Objects in Schedule 1 and the rules relating to Buildings and Objects in the <i>Te Aroha Character Area</i> (renamed as the Te Aroha Heritage Character Area) are proposed to be separated into two separate rule groups. This assists to provide clarity for District Plan users.	That the amendments to Rule 10.1.1 are retained, including the activity status for Buildings or Objects on Schedule 1.
Section 10:Natural Environment and Heritage:10.1.1 10.1.2 Activity table	Support in part	Heritage New Zealand supports in part the inclusion of rules relating to the Te Aroha Character area (renamed as the Te Aroha Heritage Character Area) at 10.1.2 and the resource consent activity status accorded to each rule: 10.1.2 (a) Any minor maintenance and repair to the building façade or frontage-Permitted activity 10.1.2 (b) All activities affecting the appearance of the building faced or frontage which is not minor. Restricted Discretionary activity 10.1.2 (c) The construction of any new building where the new building is located alongside or in front of any existing building. Restricted Discretionary activity. 10.1.2 (d) The demolition of any building which has a the building façade or frontage. Discretionary activity. The proposed level of assessment will assist to ensure that the heritage values of these buildings are retained. However Heritage New Zealand is concerned that the wording for 10.1.2 (d) is unclear. Clarification and amendment should be provided for the wording of this rule.	That the proposed rules at 10.1.2 and their activity status retained subject to the clarification of the wording for Rule 10.1.2 (d).
Section 10:Natural	Support in part	Heritage New Zealand supports the use of advice notes within District Plans to draw the reader's attention to: material that provides additional information	That the "Project Te Aroha" document, is placed on the Council website and the advice note is amended to

Appendix 1

Submission of Heritage New Zealand Pouhere Taonga to the Matamata Piako District Council Proposed Plan Change 47

(Strike: abe =delete and underline: abc = addition) ODCPDP= Opotiki District Council Proposed District Plan

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Part &	Oppose	NedSONS TOT SUBMISSION	Relief sought
provision			
number			
Environment and		related to rules or policy, other material that could assist an applicant making a	advise of this.
Heritage		resource consent application, or related statutory processes.	
10.1.1 Activity			
table		Plan Change 47 seeks to have an improved and more focussed consideration of	
Advice note		the Te Aroha Character area (renamed as the Te Aroha Heritage Character Area).	
relating to		Therefore the provision of additional information regarding the importance of	
"Project Te Aroha		the area would be of assistance to District Plan users.	
and supporting			
documentation in		If a reference, such as the advice note within the Activity Table, is made to	
Clause 1.8 (Part		information it should always be readily accessible. Heritage New Zealand was	
(a)		not able to obtain a copy of this document from the Council website and seeks	
		that it is placed on the Matamata Piako District Council website and the advice	
		note is amended to direct the reader to this additional location.	
Matamata Piako	Support	Heritage New Zealand supports the proposed addition of the Te Aroha Character	That the addition to the Te Aroha Character area at
District plan		Area (renamed as the Te Aroha Heritage Character Area) at Koromiko Street,	Koromiko Street, adjacent to the Te Aroha Historic
Maps: Proposed		adjacent to the Te Aroha Historic Domain, a Listed Heritage New Zealand and	Domain is retained.
Changes to		Matamata Piako scheduled Historic Domain. This addition to the character area	
Character area-		will serve to retain the heritage values of the buildings adjacent to this part of the	
Te Aroha- Map		historic Domain and assist to prevent works that may detract from the heritage	
TA 6.		values of the Domain.	

Received by Planning 16.12.16 Note:

LOWE CORPORATION PACIFIC LIMITED SUBMISSION ON PROPOSED PLAN CHANGE NO. 47 TO THE MATAMATA-PIAKO DISTRICT COUNCIL

To:

Matamata-Piako District Council

PO Box 266, TE AROHA 3342

Email:

submissions@mpdc.govt.nz.

Name of Submitter:

Lowe Corporation Pacific Limited ("Lowe")

Contact Person:

Amber Davies

Address for Service:

C/o Lowe Corporation Limited

499 Coventry Road

Hastings

Telephone:

06 872 7767

Email:

amber.davies@lowecorp.co.nz

Lowe is making a submission on Plan Change 47.

Lowe wishes present at the Council planning hearing.

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

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

1 INTRODUCTION

- 1.1 Lowe Corporation Pacific Limited ("Lowe") is a wholly owned subsidiary of Lowe Corporation Limited, a New Zealand-owned business based in Hawke's Bay, with operations nation-wide. Current business operations include:
 - Rendering processing animal by-products for export;
 - Leather Production Wet Blue Cattle Hides, Salted Calf Skins, Pickled Sheep Pelts, Pickled Lamb Pelts, Salted Sheep Skins and Lamb Skins, Wet Blue Lamb Pelts, Wet White Lamb Pelts, Pickled Deer Skins, Wet Salted Deerskins and Salted Goat Skins including temporary preservation of hides and skins and skinning of dead animals;
 - The marketing, internationally, of leather products, meat and bone meal, tallow, butter substitute and other products;
 - Trucking business;
 - · Farming Operations; and
 - Property Development and Investments.
- 1.2 Managing director, Andy Lowe, and his family also jointly owns and manages Cape Sanctuary = New Zealand's largest privately owned wildlife restoration project (2500 ha). The company is also active in a number of community-based projects.
- 1.3 The company owns two plants in the Matamata-Piako District, both within the Te Aroha area.

Te Aroha Site

- 1.4 The first site is located at 482 Stanley Road West, Te Aroha (refer location plan in Appendix A) ("the Te Aroha Site"). The Te Aroha Site has been previously known as Te Aroha Skin Processors and has been operating since the early nineteen nineties.
- 1.5 The Te Aroha Site is zoned Rural and operates pursuant to a Development Concept Plan ("DCP") number 87. This DCP provides that the following (inter alia) are permitted activities on the Te Aroha Site:
 - "Skin processing and associated activities and facilities for the processing of skins including fellmongery; and
 - Facilities for the packing and distribution of any products produced on site".
- 1.6 In addition, the Te Aroha Site has land discharge and air discharge consents with the Waikato Regional Council.
- 1.7 The Te Aroha Site has the capacity to process a wide variety of animal skins into different products and there have been various high volume skin processing operations on the site since it began operation. These have included:
 - Pickled Deer 5,000/week or 260,000/year
 - Fellmongered Sheep 40,000/week
 - Calf Fleshing = 175,000/year

1.8 The most recent activity at the site has been the processing of pickled deer skins.

Piako

- 1.9 The second site is located at 7 Stanley Road West, Te Aroha (refer location plan in Appendix A) ("the Piako Site"). The Piako Site has been previously known as Piako Processors and has been operating since the nineteen nineties.
- 1.10 The Piako Site is zoned Industrial and operates in accordance with the Plan.
- 1.11 The Piako Site has the capacity to process deer, calf and ovine skins into different products and there have been various skin processing operations on the site since it began operation. These have included:
 - Salted sheep and lamb skins;
 - Salted deer skins; and
 - Salted calf skins.
- 1.12 The most recent activity at the site has been the processing of salted deer and calf skins.

Proposed Plan Change 47

- 1.13 Proposed Plan Change 47 ("PC47") seeks to provide for the following in Te Aroha, inter alia:
 - a new Rural Residential Zone 2 and rezoning of adjacent Rural Residential Zoning to Rural;
 - new Residential Infill Areas;
 - a new Equine Area; and
 - changes to landscaping for industrial Zoned sites.
- 1.14 Lowe has reservations that PC47 seeks to extend residential development through, most notably the new Equine Area, and to a lesser extent the central Residential Infill Area, and the new Rural Residential Zone 2. Lowe acknowledges that adverse effects of industrial activities must be appropriately managed at the site, but is concerned that proposed zoning may restrict Lowe and other business owners from developing within the small pockets of industrial land that are available in Te Aroha. Given the scarcity of industrial land in Te Aroha, as noted in the Section 32 Report, PC47 (and future plan changes) should seek to protect the existing industrial zones, through the appropriate location of sensitive activities and buffer zones.
- 1.15 Lowe supports the removal of the landscaping requirements on Industrial zoned properties. Whilst Lowe does not object to to landscaping per se, and has used it effectively on a number of its sites, the owners of Industrial Zoned land must be able to develop land in a manner that is most effective to that particular site and business.

2 GENERAL SUBMISSION AND RELIEF SOUGHT

Submission

2.1 Lowe generally supports the provisions of Proposed Plan Change 47 and seeks that they are retained, except to the extent that specific changes are made in accordance with the relief sought by Lowe in the balance of this submission and any further submission that Lowe may make at the appropriate time.

Relief Sought

- 2.2 Retain the existing provisions, except to the extent that specific changes are made in accordance with the relief sought by Lowe in the balance of this submission and any further submission that Lowe may make at the appropriate time.
- 2.3 Where Lowe seeks specific relief in the balance of their submission, Lowe would accept words to like effect or as otherwise may be required to ensure sustainable management.

3 SPECIFIC SUBMISSIONS AND RELIEF SOUGHT

3.1 Specific submissions and relief sought are addressed in the table below.

Signature: Lowe Corporation Pacific Limited

Date: 16 December 2016

REF	PROVISION	SUPPORT	SUBMISSION	RELIEF SOUGHT
			Lowe is concerned that the development of the Equine Area in Te Aroha is not sufficiently advanced to include it in PC47. There does not appear to be evidence of the demand for the equine activities that the Equine Area is seeking to support. The Section 32 Report records feedback from the Racing Clubs as "some support for new equine rules however there was also some reservations expressed regarding how any new rules or land use options would be implemented". This indifferent response should not be at the cost of legitimate use of industrial sites.	
т	Plan Change 47 Provisions	Oppose in part	Whilst the Equine Area is not residentially focussed, ten new dwellings are forecasted for the area with the potential for more. The nature of Equine activities is that they would be	Delete PC47 provisions relating to the proposed Equine Area in Te Aroha. Review the actual demand for such areas against analysis of any reverse sensitivity effects.
				If this relief is not met, Lowe seeks alternative relief as set out in the submission points below.
			If the legitimate use of the Industrial Zone is not supported by the Council sufficiently, then it prompts the question as to whether the Industrial Zoning is sustainable.	
7	Te Aroha Map TA1	Oppose in part	Lowe is concerned that proposed Equine Area, immediately surrounding one of the Industrial Zones in Te Aroha, will give rise to reverse sensitivity issues that may restrict legitimate activities within the Industrial Zone. It is good planning practice to provide a transitional zone or buffer to reduce the likelihood of reverse sensitivity effects. The proposed rezoning is unfair to	Amend Te Aroha Map TA1 such that the proposed Equine Area provides for an appropriate transitional zone (e.g. rural) and/or implement tools such as 'no complaint' covenants, and acoustic treatments for any dwellings in this zone. If this relief is not met, Lowe seeks that titles that do not qualify

REF	PROVISION	SUPPORT	SUBMISSION	RELIEF SOUGHT
			existing business owners.	under the rules i.e. those less than 4ha, are removed from the Equine Area.
			It also appears that some of the properties on the boundary of the Equine Area would not qualify for the subdivision provided by the Area rules (titles to be a minimum of 4ha). To define the Area including these non-qualifying titles may create confusion.	
m	Rules 6.3.10	Oppose	If the above relief is not met the Equine Area rules should provide for a maximum buffer between sensitive activities such as dwellings. This should apply not just where the Additional Equine Lot is immediately adjacent to the Industrial site.	Amend Rules 6.3.10(e) to provide: "Any Additional Equine Lot shall not provide for a new house site within 100m a minimum of 800m of a boundary with a site which is occupied by an intensive farming, industrial or other such like activity which may be affected by reverse sensitivity effects"
4	Te Aroha Map TA 4 and TA 3	Support in part	Lowe does not object to residential development, but wishes to ensure that reverse sensitivity issues have been contemplated in the positioning of the new Rural Residential Zone 2 and the Residential Infill Area.	Ensure residential intensification is appropriately positioned to avoid reverse sensitivity from existing industrial uses, including but not limited to, traffic, noise, odour effects.
2	Map TA5 - Principal Road Landscaping Area	Support in part	Lowe supports the removal of Landscaping requirements on all Industrial Sites. Lowe opposes identification of its Piako Site as a Principal Road Landscaping Area. The owners of Industrial Zoned land must be able to develop land in a manner that is most effective to that particular site and business.	Retain the removal of Landscaping requirements on all Industrial Sites. Deletion of Piako Site from Principal Road Landscaping Area
9	Landscape Provisions – Industrial Zones	Support in part	Lowe supports the removal of Landscaping requirements on all Industrial Sites as it removes unnecessary compliance costs without compromising the goals of Council. Lowe supports the increase in flexibility provided for in proposed sub-clause (b) but seeks clarification on the wording of sub-clause (a)	Retain the removal of Landscaping requirements on all Industrial Sites and wording in sub-clause (b).
7	Generic Plan Provisions - Other	Support	Lowe supports the deletion of rule 3.3.4 relating to the design and appearance of industrial buildings it removes unnecessary compliance costs without compromising the goals of Council.	Retain deletion of rule 3.3.4

Appendix A - Location Plan of Lowe Properties

Te Aroha Site

Title	Address	Area	Legal Description
SA30A/867	482 Stanley Road South, Te	1.2058	Lot 8 DP SA 33821
	Aroha West		



Piako Site

Title	Address	Area	Legal Description
SA61D/438	Waihou Road, Te Aroha	1.2677	Lot 1-2 DP SA 77786



Vistrict Plan Changes

Submission.

I wish to submit that zoning and bounday requirements need to change to suit the stuation.

Meaning where there is already a cluster of hearing and boundary requirements should be similar aning and boundary requirements should be similar to residential requirements

To write specifically re Tahuna and Waiti

I write specifically re Tahuna and Waiti

Village. There are probably other areas as willage. These places are quite abviously residential well. These places are quite abviously residential well. These places are quite abviously residential and why should home owners have to go that a resource consent process to do any a resource consent process to do any additions etc. There are previously brought this matter up.

I have previously brought this matter up.

woument No.

Ray Kett.
Chinewai Rd
R.D3 Mormisville.
14th Dec 2016.

Received by Planning 19.12.16 Note: Late Submission



Form 5 and Form 21

Submission on Proposed District Plan Change 47 and/or Horrell Road Notice of Requirement



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991 Sections 168A, 169, 181,189A, 190, 195A of the RMA 1991

Submitter's details;	
Name: Ray Kelt	
(Organisation / Individual)	
Contact person:(If different from above)	. 01
Address for correspondence: 2736 Chinewall	Kol.
Phone: 67/8877744 Fax:	
E-mail:	
This is a submission on:	
Plan Change 47 – Plan Your Town; and/or	ſ
the Horrell Road Notice of Requirement]
The specific provisions of the plan change and/or Notice of F	Requirement that my
submission relates to are:	<i>i</i>
as per written sur	omission
previously presented	70
	Ti de la companya de
My submission is (include whether you support or oppose the specific provis	ions or wish to have them
amended, and the reasons for your views; attach additional pages if necessary):	PECENTER
	22 DEC ()
	MATAMATA PIAKO DISTRICT COUNCIL
	O'STRICT COUNCIL
Office use only:	0
TRIM # NAR #	Container: 13/7981



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
I wish to present at the council planning hearing:	
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:	
 Notes: The submission and decision you wish Council to make should only relate to the contents of the proposed plan change and/or Notice of Requirement. Submissions close at 5.00pm, Friday 16th December 2016 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 www.mpdc.gov.nz/plan-your-town 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.

Submission No: 58

Received by Planning

Kelly Moulder

From: Tony Upton <maunganui@maxnet.co.nz>

Sent:Tuesday, 20 December 2016 22:34To:Mark Hamilton; Kelly Moulder

Subject: You have received a new submission!

Follow Up Flag: Follow up Flag Status: Flagged

You have a new submission on Plan Change 47

Name: Tony Upton Contact Person:

Address for correspondence: 292 Gould Rd, R D 2, Te Aroha

Phone: 078847694

Fax:

Email: maunganui@maxnet.co.nz

I am making a submission on: Plan Change 47 and/or

The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: The Gordon av area being left rural residential and rezoned as a "horse area"

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Te Aroha is short of quality residential land, and according to real estate agents there is a chronic shortage of sections available.

It appears planners are trying to push residential growth on the Paeroa side of town up the hills and down the gullys toward the river, this land is uneconomic/unsuitable to develop from a developers point of view and on the 'wrong side' of town for many potential purchasers.

Some years ago we developed land down Gordon Av.

At the time I lobbied council to contribute to the extension of the sewer line and installing a pump station at the end of the line on Bossen Rd (to councils credit they agreed), my argument was then and is now to look to the future growth of the town ,if this land is broken up to lifestyle or horse blocks future growth will be more difficult /infrastructure ie (sewerage lines) will be stretched

I seek the following decision from Council: Accept the plan change with the following amendments Please give precise details: That land in the Gordon av, Bosson Rd, Gratten Rd area be rezoned residential I wish to 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.: Yes

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

Received by Planning 20.12.16

Note: Late Submission

Kelly Moulder

Sent:Tuesday, 20 December 2016 17:14To:Mark Hamilton; Kelly MoulderSubject:You have received a new submission!

You have a new submission on Plan Change 47

Name: Brian and Robyn Hampton Contact Person: Brian Hampton

Address for correspondence: 33 Horrell Road, Morrinsville

Phone: 07 889 6128

Fax:

Email: brianandrobynhampton@gmail.com

I am making a submission on: Plan Change 47 and/or Horrell Road Notice of Requirement The specific provisions of the plan change and/or Notice of Requirement that my submission relates to are: proposal to rezone Horrell road to Rural Residential.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): We support the specific provisions of the plan change and the Horrell Road notice of requirement-"please refer to my letter submitted on 15th December":

I seek the following decision from Council: Accept the plan change

Please give precise details:

I wish to 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

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:

33 Horrell Road, Morrinsville.

15 December 2016

Dear Mark Hamilton,

We welcome the opportunity to respond to your letter dated 26 October 2106 re District Plan Review- possible rezoning Horrell Road.

Currently we own 3.7 hectares of land at the Murray Road end of Horrell Road which we purchased in 1984. When the Hislop farm was subdivided originally we purchased a 7.4 hectare block (19 Acres) with the Lowes which was subdivided into its current lot in 1986.

We believe that 3.7 hectares is not an economic unit. Since 1984 we have tried many times consuming and largely unprofitable agricultural and horticultural ventures on our land. These include Safari Sunset Leucodendrons, Courgettes, Broccoli, Silver beet, Angora goats, calf rearing, beef cattle and leasing to a neighbour who at the time milked 40 cows.

For the last 15 years our block has been planted in asparagus in a joint venture with our partners Tony and Pam Warner. This season will be our last season for producing asparagus as the crowns need replacing and reliable pickers are becoming too hard to find.

We fully support plan change 47-proposed change to rezoning and we support the realignment of Horrell Road.

Our preference would be that our block would suit 2 acre lots. We would like to divide our block into 4 lots- the original house block being 3 acres and the drive, and then divide the rest into three- 2 acre lots. If the minimum sized block decided upon is 1 hectare then we would support that.

The argument that good quality farmland would be destroyed is not relevant as this area is already subdivided into small blocks and has been for 31 years (at least three of these blocks are 5 acres or less). Rezoning this land will not compromise agricultural production as with one or two exceptions these blocks simply raise a few cattle. Residents who don't wish to subdivide can continue with their lifestyle farming and will remain largely unaffected.

The western side of Horrell Road as described in the map is a perfect area to develop into life-style blocks. Developing this area is a logical step forward for the future of Morrinsville and we are very much in favour of this proposed change to rural-residential lots.

Yours sincerely,

Robyn and Brian Hampton (Current land owners- Horrell Road)

Submission 60

Received by Planning 18.01.17

Note: Late Submission

District Plan Change 47.

Noel Harvey-Webb.

18 Millar Street, Te Aroha (07) 8848670 tearohamillar@gmail.com

18 JAN 2017

1. Failure to provide safe and convenient Roading and Paths linked to new developments..

Present and foreseeable new housing on land on Terminus (25 units plus), Millar (10 units plus), George 4 units plus) and Seddon Streets plus possible commercial on commercial land with increased population will lead to increased road traffic on two of Te Aroha's most dangerous corners.

These are:-

- the railway embankment hump between Terminus Street and Lawrence Avenue next to the Skate Board Park and the railway Bridge crossing used by many kids to get to school, and others to get to the Boyd Park Sports Ground, and possibly later for a possible cycleway extension to Matamata.
- ◆ The semi blind bend in the connection between Seddon Street and Millar Street. This blind bend is hazardous for road crossing pedestrians (leisure walkers, people others going to town, and school kids t
 - The bend's hazards are exacerbated by a significant number of speeding hoon drivers.

The Railway Yards formerly had reasonable vehicular access, from Rewi Street across to Millar Street, probably used by the public see picture This access has been steadily eroded by council's and other's actions and inactions.

The users included pedestrians, cars, trucks, cyclists and pedestrians, and the occasional over night house truck, and in earlier days teenage drivers letting off steam doing wheelies on the then metaled railway yards and truckies using the loading ramp.

Factors in the corrosion of the crossings usability have included:-

- Disposal of half the Rewi Street road width to enlarge the St. John's Ambulance Buildings. That the intention was to continue enabling pedestrians and others to continue using the remaining halved road width is shown by the concrete foot path constructed towards the railway yards past the St. Johns buildings..
- A St John's officer made a complaint and the thoroughfare was abruptly blocked by posts, bollards and chains. No local users were consulted.

Worn vehicle tracks across the railway land in a google satellite map image (illustration 1) shows this route was being regularly used. until recently.

By memory in the initial railway land sale "locals" were assured by "council" that access across the railway land would be retained but this has now disappeared, through the actions of the council, railway society and the railway land developer.

An inferior path has been laid across on proposed reserve land. It's slightly devious meandering over model railway lines, railway lines, gardens and platform, now give a more indirect route unusable by cars and mobility scooters, and less usable by walkers and cyclists.

A second railway yard crossing, largely constructed by "locals" ran from Ward, Seddon and George Streets to Lipsay Street and was formerly usable by pedestrians, cyclists and mobility scooters. This usability has been eroded by the railway societies mini railway, is now more difficult to use by all, and certainly not by mobility scooters.

The shortage of effective "safe" direct routes out of the Sommerton area, and increasing housing development and related cars and people makes it increasingly probable that people will be killed or seriously injured in the area

2, Inadequacies of Council's proposed Residential Rules.Boundary Planning Provisions. And Reserves.

The failure to define reserves on the maps in "commercial" and housing land gives doubts as to council's intentions.

The revised boundary proposals are already proving inadequate in practice.

The proposed standards may be adequate where contained within a development, but are plainly inadequate when impacting outside a development.

The low standards are leading to developers taking over public land, and reduced standards if applied by private land owners, will quite probably devalue neighbours and a neighbourhood.

The reduced boundary provisions have been by used by the housing developer on the former dairy factory site (now called "The Landing") leading to the to the hijacking and "de facto" acquisition neighboring public land, to make the development livable.

This can be seen in the "planting of a substantial fence and rails and hedge a metre into the public road bordering the subdivision (Terminus Street), to give the houses adequate space.

The land grab is emphasised by a sign stating private land access 65 metres (South), when the good access used by the public for decades on the legal Terminus Street, is now semi blocked by posts chains and planting.

On the other side, along the so called esplanade reserve 12 houses are planned. Again yard space is so limited, that to sit outside comfortably they have to take control of a strip of the reserve.

The point is made here by a private property sign on public land..

The overall strategy has been to make the public uncomfortable using this stretch of desirable public land, thereby reserving it largely for those who have been investing in neighbouring properties. The same developer is planning the railway land subdivision.

There is reason to think that there will be "de facto" extensions of inadequate sections onto public land, be it onto public reserves, railway corridor or road lines — it has already happened elsewhere.