

Proposed Changes recommended by Rings Scenic Tours

INTRODUCTION – ISSUES, OBJECTIVES, POLICIES

PART A

- Amend Section 2.2 ‘Significant resources of the District’ in Part A to identify the significance of Hobbiton Movie Set as a tourism resource, as follows:

Add the following paragraph to Section 2.2 ‘Significant Resources of the District’:

“Tourism has become increasingly important to the District’s economy and the sustainable growth and development of tourism activities is to be encouraged. The District’s accessibility to major centres and nearby tourist destinations such as Rotorua, Coromandel and Waitomo Caves provides future opportunities for growth of this sector. Major tourism attractions such as Hobbiton Movie Set have direct and indirect benefits for the District’s towns due to employment and the use of local services by visitors such as accommodation, food and beverages and other retail.”

- Insert a new Section 2.3.9 ‘Tourism’ in Part A to identify the importance of tourism activities to the District’s economy, as follows:

Add the following bullet point to Section 2.3 ‘Significant Resource Management Issues’:

“2.3.9 Tourism

- *Enabling the growth of the District’s tourism industry is important to maximise the value of tourist expenditure within the District which has flow on effects throughout the District’s economy. A significant resource management issue that the District Plan must address is seeking to encourage tourism whilst ensuring that adequate measures are in place to avoid, remedy and mitigate the localised environmental effects of tourist attractions.” including:*
 - ~~○ Improvements to the District’s road network, infrastructure networks and community facilities utilised by tourists; and:~~
 - ~~○ Considering making provision within the Council’s Development Contributions Policy under the Local Government Act 2002 for the purpose of recovering from those undertaking development related to tourism, a fair, equitable, and proportionate portion of the costs of capital expenditure necessary to service growth of tourism:~~
 - ~~○ or a targeted rate under the Local Government (Rating) Act 2002 to fund the District-wide impact of tourism growth.”~~

- Insert a new policy in Section 3.5.2 of Part A related to amenity issues associated with Hobbiton Movie Set specifically in terms of the design, appearance and character of development, as follows:

Add the following new policy in Section 3.5.2 ‘Amenity’ under the sub-heading ‘Design, Appearance and Character’:

“P10 To ensure that the design of future development at Hobbiton Movie Set is sympathetic to the rural landscape and environment.”

- Insert a new objective and new policies in Section 2.4 in Part A related to ‘Tourism’, as follows:

Add the following new objectives, policies, implementation methods and explanation in Section 2.4:

9. Tourism					
	Outcome sought (objectives)		Solutions (policies)	Implementation (methods) refer to the following sets of controls and reasons for chosen methods	Explanation and reasons for objectives and policies
O1	To recognise and enhance the significance of tourism to the District's economy, and to provide for sustainable tourism growth and development while avoiding, remedying or mitigating adverse effects on the environment.	P1	To encourage appropriate tourism development in the District.	<ul style="list-style-type: none">Development Controls, Section 3Performance Standards, Section 5Development Concept Plans, Schedule 5	This objective seeks to enable the growth of tourism activities in recognition of their importance in terms of the economic wellbeing of the District. The policies aim to balance the economic benefits with ensuring that any adverse effects of individual tourism activities are appropriately avoided, remedied or mitigated.
		P2	Development Concept Plans shall be used for major tourist attractions to recognise their significance to the District whilst managing the adverse effects of tourism developments.		
		P3	The impact of major tourist attractions shall include consideration of adverse effects on the wider community including increased traffic movements on the District's road network, adverse effects on amenity values, and the impact on town centres, community facilities and other infrastructure used by tourists.		
		P4	Methods to avoid, remedy or mitigate the adverse effects of tourist attractions shall include consideration of: <ul style="list-style-type: none">Physical improvements to the road network, infrastructure and community		

		<p><i>facilities used by tourists; and</i></p> <p><i>• Provision within Council's Development Contributions Policy under the Local Government Act 2002 for the purpose of contributing fairly to the costs of capital expenditure to service the growth or a targeted rate under the Local Government (Rating) Act 2002 to fund the District-wide impact of tourism growth.</i></p>		
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GENERAL PROVISIONS – RULES

PART B

- Amend Rule 3.3.4 ('Landscaping (scheduled and non-scheduled sites)') in Part B to exclude the Hobbiton Movie Set DCP site from the landscaping requirements, as follows:

Add the following clause (vi) to Rule 3.3.4 'Landscaping (Scheduled and Non-Scheduled Sites)':

“(vi) These landscaping provisions do not apply to the Hobbiton Movie Set Development Concept Plan for Part Lot 3 DP 9575 (SA15C/297), Section 239 Matamata Settlement (SA19C/893), Part Section 137 Block V Tapapa Survey District (SA265/12), Lot 3 DPS 13550 and Part Lot 2 DP 16907 (SA41A/384), Section 229 Matamata Settlement (SA19C/883), Section 240 Matamata Settlement (SA19C/894), Section 244 Matamata Settlement (SA21B/269), Section 238 Matamata Settlement (SA19C/892), and Section 236 Matamata Settlement (SA19C/890) as identified in Schedule 5 but will be considered in terms of Section 1.4.1.”

- Amend Rule 9.1.1 ('Roading hierarchy') in Part B to include Buckland Road and a section of Puketutu Road as a 'Collector Road', as follows:

Add the following row items to the Collector Road table under Rule 9.1.1 'Roading hierarchy' clause (i)(c) 'Collector roads':

Road name	Start	End
<i>Buckland Road</i>	<i>Western boundary to Part Section 137 Block V Tapapa Survey District</i>	<i>Puketutu Road</i>
<i>Puketutu Road</i>	<i>Hopkins Road</i>	<i>Buckland Road</i>

- Include the Hobbiton Movie Set site to Schedule 5 'Sites subject to a Development Concept Plan' in Part B as follows:

Add the following paragraph to Schedule 5 'Sites Subject to a Development Concept Plan':
"Hobbiton Movie Set, Buckland Road, Matamata

Part Lot 3 DP 9575 (SA15C/297), Section 239 Matamata Settlement (SA19C/893), Part Section 137 Block V Tapapa Survey District (SA265/12), Lot 3 DPS 13550 and Part Lot 2 DP 16907 (SA41A/384), Section 229 Matamata Settlement (SA19C/883), Section 240 Matamata Settlement (SA19C/894), Section 244 Matamata Settlement (SA21B/269), Section 238 Matamata Settlement (SA19C/892), and Section 236 Matamata Settlement (SA19C/890)."

MAPS AND PLANS

PART C

Insert the Hobbiton Movie Set DCP into the Planning Maps in Part C.

The DCP follows as sheets 1 – 6.