

kahikatea swamp forest. Kopuatai is one of only five wetlands in New Zealand listed as a site of international importance under the Ramsar Convention.

The District also has notable areas of indigenous forest particularly along the three main rivers and their tributaries and the Kaimai Ranges. These, the wetlands, waterways, and lakes and their margins which connect them and fragments of indigenous vegetation throughout the District are significant for their support of the viability, extent and diversity of the ecosystems including indigenous aquatic and terrestrial fauna and micro-organisms. These ecological systems and their biological diversity are significant in their own right and in their contribution to landscape, amenity characteristics and natural features 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.

2.3 Significant resource management issues

2.3.1 Residential growth – urban settlements

- The current (2013) population of the District is estimated to be around 32,085 persons, with 17,935 living in the District's three main towns of Matamata, Morrinsville and Te Aroha, and the remaining 14,150 people living rurally. The District is currently home to an estimated 12,395 households of which approximately 7,516 live in the three main towns, while 4,879 live rurally. Over the next 20 years it is projected that the population of the District will show growth of around 0.49% per year. While the growth will be moderate, more significant changes in the demographic composition is expected to occur, as the population ages and average household size decreases, in line with global and national trends.

It is projected that the population of the District will increase to 35,200 by the year 2033, with the rural population remaining relatively stable, while the combined urban population of the three main towns will increase by 3,115 people to 21,050. Morrinsville is the District's largest town with a current (2013) population of approximately 7,066 people, representing 2,782 households. The population of Morrinsville is estimated to increase to 8,817 and the number of households to 3,768 by 2033. Matamata is the second largest town with a current (2013) population estimated to be approximately 6,821 people, representing 2,966 households. By 2033, the population of Matamata is estimated to increase to 7,831 and the number of households to 3,729. Te Aroha is the smallest of the District's three main towns with a current (2013) population of approximately 4,048 people, representing 1,768 households. The population of Te Aroha is estimated to increase to 4,403 and the number of households to 2,107 by 2033.

This has implications for the current and future amount of residential land zoned for development. Council will prepare 20 year development strategies for the three main towns to ensure that adequate zoned land is available to meet future demand.

The town strategies will promote compact growth to retain the finite rural land resource, to ensure the life supporting capacity of those soils is not compromised and to provide for the efficient use and development of existing resources.

- Compact town form (to reduce distances between work, schools, shops, and homes);
- Locating large energy users close to generation, to avoid transmission losses;
- Efficient, well connected road networks;
- Promoting energy efficient transport modes such as cycling, pedestrian movement and public transport.
- Some of these matters are outside the scope of the District Plan and are able to be addressed only through non-regulatory methods such as advocacy. Other methods, such as sun-orientation and road connectivity are already addressed in other parts of the District Plan.

Renewable energy

- Even if energy efficiency targets can be met, there will still be a demand for new energy generation and transmission. The most sustainable way to meet the demand is to generate energy from our abundance of renewable resources such as solar, wind, or biomass. By generating energy from these renewable resources, the finite resources that are currently used such as coal and gas are not depleted, greenhouse gas emissions are reduced, and the associated risks of climate change mitigated.
- However, the natural resources from which renewable electricity is generated can coincide with areas of significant natural character, significant amenity values, historic heritage, outstanding natural features and landscapes, significant indigenous vegetation and significant habitats of indigenous fauna. There are also potential conflicts with the relationship of Maori with their taonga and their role of kaitiaki. Often, the benefits of renewable energy manifest at the national level, while the adverse environmental effects tend to be felt at the local level.
- Notwithstanding the resource management challenges that the generation of renewable energy present, the Government has set a target for 90% of electricity demand to be met from renewable sources by 2025. To encourage renewable electricity generation, the NPS-REG was gazetted in 2011.
- The objective of the NPS-REG is to recognise the national significance of renewable electricity generation and to provide for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities. The objective is underpinned by a number of policies that, amongst others, require that provisions which enable renewable electricity generation activities, including small and community-scale renewable generation, be incorporated in all district plans. The RMA determines that our District Plan must give effect to the NPS-REG.

Having regard to the above discussion, a significant resource management issue that the District Plan must address is that failure to use energy efficiently, and to enable the development, operation, maintenance and upgrading of new and existing renewable energy generation activities, impact on our ability to meet the growing energy demand in a sustainable manner.

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.

2.4 Sustainable management strategy

	Outcome sought (objectives)		Solutions (policies)	Implementation (methods) refer to the following sets of controls and reasons for chosen methods	Explanations and reasons for objectives and policies
			<p>scale renewable electricity generation) and their connections to the electricity transmission grid are enabled while managing:</p> <ul style="list-style-type: none"> • Significant adverse effects on the environment and ensuring that any residual environmental effects which cannot be avoided remedied or mitigated can be offset or compensated to benefit the affected community or the region; and: • The potential for conflict with existing land uses/natural and physical resources. 		the associated adverse effects on the environment.
		P3	The practical constraints associated with the operation, maintenance, upgrading, and development of renewable electricity generation activities and associated electricity transmission are recognised.		
		P4	<p>Efficiency in the use of energy is encouraged as far as is practicable having regard to:</p> <ul style="list-style-type: none"> • The energy requirements of urban form, subdivision patterns and site orientation; • The design, location and orientation of buildings; • Transport modes and patterns; • Use of energy saving technologies; and: • Waste recovery and re-use. 		
9. Tourism					
O1	To recognise and enhance the significance of tourism to the District's economy, and to provide for	P1	<p>To encourage appropriate tourism development in the District.</p> <p>Development Concept Plans shall be used for major tourist attractions to recognise their</p>	<ul style="list-style-type: none"> • Development Controls, Section 3 • Performance Standards, Section 5 • Development Concept Plans, Schedule 5 	<i>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</i>

2.4 Sustainable management strategy

	Outcome sought (objectives)		Solutions (policies)	Implementation (methods) refer to the following sets of controls and reasons for chosen methods	Explanations and reasons for objectives and policies
	sustainable tourism growth and development while avoiding, remedying or mitigating adverse effects on the environment.		significance to the District whilst managing the adverse effects of tourism developments.		<i>to balance the economic benefits with ensuring that any adverse effects of individual tourism activities are appropriately avoided, remedied or mitigated.</i>

Anticipated environmental results

1. Contiguous, orderly expansion of residential zoning.
2. A reduction in the number of complaints from the public concerning the adverse effects of activities.
3. The management of the District through the principles of partnership.
4. The establishment of industry within zones and the allowance on a case by case basis of extractive industries with minimal industrial development out of zone.
5. Significant natural and physical resources will not be unreasonably compromised by the introduction of new incompatible activities in the vicinity.
6. Land use and infrastructure are planned, and occur, in an integrated manner.
7. Land use change does not result in adverse effects on the functioning of infrastructure networks.
8. Planning decisions take into account the interdependence between land use and infrastructure.
9. Development and subdivision are serviced by infrastructure in a cost-effective manner.
10. Investment in existing and planned infrastructure networks is used efficiently.
11. The national, regional and local benefits of significant infrastructure networks are recognised and protected.
12. The operation, maintenance, upgrading and development of significant infrastructure networks are enabled while ensuring that the associated adverse effects on the environment are managed appropriately.
13. The adverse effects of other activities on infrastructure networks are avoided.
14. The national significance of electricity transmission and renewable electricity generation activities is recognised.
15. Investigation into, operation, maintenance, upgrading, and development of renewable electricity generation activities are enabled.
16. Practical constraints associated with the operation, maintenance, upgrading, and development of electricity transmission and renewable electricity generation activities are recognised.

3.5.2 Amenity

	Outcome sought (objectives)		Solutions (policies)	Implementation (methods) refer to the following sets of controls and reasons for chosen methods	Explanations and reasons for objectives and policies
		P9 P10	character. Subdivision, use and development that is not primarily related to productive rural activities or requiring a rural location shall occur predominately in urban areas. To ensure that the design of future development at Hobbiton Movie Set is sympathetic to the rural landscape and environment.		<i>mechanism available for meeting the environmental objectives in comprehensive residential developments. Subdivision should result in the rural landscape, character and amenity values being maintained and the avoidance of inappropriate subdivision design. Development should avoid the placement of lots near ridgelines and on prominent hillside faces. A variety of lot sizes may avoid uniformity and the spacing of building sites should be consistent with current rural character. Clustering of lots may be appropriate in specific circumstances where it can be demonstrated that a more appropriate form of rural amenity and design is achieved, cumulative effects are avoided and appropriate mitigation is provided.</i>
Anticipated environmental results 1. Maintenance and enhancement of building, site and visual appearance in rural, residential and business areas. 2. Establishment of increasing number of innovative and comprehensive residential development with generous amenity provision. 3. Retention of the special heritage character of Te Aroha, the "garden city" character of Matamata and introduction of the Mainstreet concept in Morrinsville.					
3. Nuisance effects					
O1	To ensure that residences are free from the effects of unreasonable and excessive noise, odour, dust, glare and vibration.	P1	To protect residential and rural amenity by the use of performance standards for noise, glare, odour, particulates and vibration control which generally ensure that	<ul style="list-style-type: none"> Activity Table, Section 2 Development Controls, Section 3 Activity Related Standards, Section 4 	<i>Residential amenity can be seriously impacted upon by nuisance effects of odour, noise, dust, glare and vibration. In general residents have a right to live in an</i>

Objectives/Policies		
3.5.2.2	O1	P1
3.1.2.1	O1	P1

3.3.5 Landscaping (scheduled and non-scheduled sites)

Except as otherwise provided on a DCP

- (i) A minimum of 50% of the front yard requirement shall be landscaped, planted and maintained for the full length of the boundary (excluding vehicle entrances). Landscaping shall be required and designed to either screen or enhance the appearance of the on-site industrial activities when viewed from any public space adjoining or non-Industrial zone opposite or facing.
- (ii) The minimum dimension of any required landscaping area shall be half the width of the yard in which it is located or 10 metres whichever is the lesser.
- (iii) Landscaping shall be undertaken and maintained in accordance with a Landscape Plan and planting programme submitted to and approved by Council prior to development commencing.
- (iv) These landscaping provisions do not apply to the Development Concept Plans for Part Okauia 1 Block being Part DP7148, Okauia 4B Block, Lot DPS 24315 Block IV and VIII Tapapa SD as identified in Schedule 5 but will be considered in terms of Section 1.4.1 and 1.4.12.
- (v) These landscaping provisions do not apply to the Development Concept Plan for Part Section 126, Block II Tapapa East Survey District (CT SA5B/22) as identified in Schedule 5 but will be considered in terms of Section 1.4.1 and 1.4.12.
- (vi) These landscaping provisions do not apply to the Hobbiton Movie Set Development Concept Plan for Part Lot 3 DP 95875 (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 (SA 19C/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 and 1.4.12.

Objectives/Policies		
3.5.2.1	O1	P1
3.5.2.2	O1	P1

3.3.6 Maximum coverage (non-scheduled sites)

Maximum coverage on any site shall be determined by the need to comply with the building envelope, landscaping, access, parking, and loading requirements or a Development Concept Plan.

Objectives/Policies		
3.5.2.1	O1, O2	P2, P3, P4
3.8.2	O1, O2	P1, P2

3.3.7 Access, parking, loading and manoeuvring (scheduled and non-scheduled sites)

See Section 9: Transportation and the Development Manual.

Road name	Start	End
Armadale Road	Manawaru Road	Te Aroha-Gordon Road
Baker Street	Alexandra Road	Manawaru Road
Bell Road	Chepmell Road	Starkey Road
Bolton Road	Kereone Road	Kiwitahi-Railway Road
Bowler Road (Te Aroha)	Strange Road	Ngutumanga Road
Buckland Road	Western boundary to Part Section 137 Block V Tapapa Survey District	Puketutu Road
Campbell Road	Walton Road	Kereone Road
Diagonal Road	State Highway 27	Alexandra Road
Farmer Road	State Highway 26	Wood Road
First Avenue North	State Highway 26	Campbell Street
Gunn Road	Peria Road	Scherers Road
Hangawera Road	Morrinsville-Tahuna Road	Matuku Road
Haumia Road	Mangateparu Loop Road	Horrell Road
Horrell Road	Murray Road	State Highway 27
Hutchinson Road	Settlement Road	Kiwitahi Railway Road
Kiwitahi Railway Road	Morrinsville-Walton Road	Hutchinson Road
Landsdowne Road	Gunn Road	Morrinsville-Walton Road
Manawaru Road	Alexandra Road	Wardville Road
Matuku Road	Piako Road	Tauhei Road
Ngarua Road	State Highway 26	State Highway 27
Ngutumanga Road	Campbell Street	Mellon Road
Number 1 Road	State Highway 26	Paeroa-Tahuna Road
Old Te Aroha Road	State Highway 24	Armadale Road
Peria Road	Eastern boundary to Sec 82 SET MATAMATA	Gunn Road
Pioneer Road	Tahuna-Ohinewai Road	State Highway 27
Puketutu Road	Hopkins Road	Buckland Road
Scottsman's Valley Road	Starkey Road	District boundary
Seddon Road	State Highway 26	Waiheke Road
Stanley Road North	Te Kawana Road	Strange Road
Starkey Road	Tahuroa Road	Bell Road
Station Road (Matamata)	Western boundary to Lot 1 DPS 67548	Matai Road
Tautiti Road	Mellon Road	Paeroa-Tahuna Road
Te Aroha-Gordon Road	Western boundary to PSc14D Blk IX SD AROHA	Armradale Road
Tower Road	Okauia Springs Road	Wardville Road
Waharoa Road East	Western boundary to Lot 2 DP 327441	Pohlen Road
Waiheke Road	Seddon Road	Ngarua Road
Walton Road	State Highway 27	Landsdowne Road
Wardville Road	Alexandra Road	Manawaru Road
Wood Road	State Highway 26	Farmer Road

(d) Local roads

All roads not listed in (a), (b), or (c) above (except for service lanes) are local roads.

Advice Note:

Significant roads are roads that are a significant element in the national and/or regional economy.

Arterial roads 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 activities.

Local roads are roads where the primary function is property access.

Te Aroha Skin Processors Limited

Lot 8 DPS 33821, Block XI Aroha SD.

Totara Springs Christian Centre

Part Section 1A Mangawhero Settlement, SO 13998, Lot 1 DPS 34763, Block III Tapapa SD.

New Zealand Mushrooms Limited – Snell Street, Morrinsville

Section 1 SO 55982, Lot 7A DP 2465 and PT Lot 1 DP 16287, all being part of the Motumaoho No. 2 Block.

New Zealand Mushrooms Limited – Taukoro Road, Morrinsville

Lot 1 DP 36969, Block II Maungakawa SD.

IB and JP Diprose – Barton Road, Okauia

Part Okauia 1 Block being Part DP7148, Okauia 4B Block, Lot 1 DPS 24315 Blocks IV and VIII Tapapa SD.

DL and JL Swap

Part Section 126, Block II, Tapapa East Survey District (CT SA5B/22).

Richmonds Limited

Part Section 6 DP 18461 and Lot 1 DPS17578, Part Sections 12, 21, 32, 33, 34, 35, 36 and 37 Block XI, Aroha SD, and Part Section 6 Block XI Aroha SD.
dfd

Greenlea Premier Meats Limited Morrinsville

Motumaoho Number 2 block and lots 1 and 2 and part lot 2 DP 17820, Section 1, SO Plan 5384, Lots 3 and 4 DP 20396 and Part Lot 100A DP 2461.

Hobbiton Movie Set, Buckland Road, Matamata

Part Lot 3 DP 95875 (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).

Advice note: See Part C: Planning Maps for the Development Concept Plans.