

SUBMISSION# 1

Form 5

**Submission on Proposed Private Plan
Change 50: Development Concept Plan for Hobbiton
Movie Set, Buckland Road, Matamata**



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991



Submitter's details:

Name: Opal Hot Springs and Holiday Park.
(Organisation / Individual)

Contact person: Brian + Carrylline Anderson
(If different from above)

Address for correspondence: 257 Okauia Springs Road
Rd1 Matamata

Phone: 07 888 8198 Fax: _____

E-mail: info@opalhot Springs.co.nz

**This is a submission on Private Plan Change 50: Development Concept
Plan for Hobbiton Movie Set, Buckland Road, Matamata.**

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

visitor accommodation and over night
camping facilities as a permitted
activity.

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

Hobbiton providing over night
camping facilities as a permitted
activity.

Please see attached page.

Office use only:
TRIM # _____

NAR # _____

Container: 18/3197

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:

Don't allow overnight camping facilities as a permitted activity at Hobbiton.

I wish to present at the council planning hearing:

☐ Yes

☒ No

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

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

☐ Yes

☒ No

Signed: 

Date: 8/4/18

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
- Submissions close at **5.00pm, Thursday 3rd May 2018.**
- 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.govt.nz/plan-your-town or 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.

I would like to oppose Hobbiton Movie Set offering overnight camping facilities as a permitted activity.

The reason being is that while we offer these facilities already, even in our peak season between December and March, we do not run short of campsites for campervans or tent sites.

Adding another campground type operation to the area would just make running the historic location of Opal Hot Springs even more difficult as we rely on a percentage of proceeds from the campground to subsidise the running of the Hot Springs.

We also already have the Tower Road museum less than 2 kilometres away that is supposed to operate as a park over for Motorhomes in their carpark. This is only if they prebook via their website but even their website says they operate on an honesty box type system which is abused. We often have them trying to sneak in to use our kitchen and shower facilities for free which puts further strain on resources.

There are also several phone apps like "campermate" or "campable" that offer to pimp out peoples driveways for campervans for an agreed nightly tariff, not un-similar to how Uber works within the taxi industry. Legally these driveways are not supposed to offer more than 1 spot available without being registered as a campground but there are several spots locally that offer multiple parking spaces including farms, café carparks and church carparks.

This is to name but a few areas where the above examples are making running a registered campground even more difficult and Hobbiton adding their overnight camping facilities will further erode our ability to trade.

In our 3 years here at Opal Hot Springs, we have not yet had a night where there were not vacancies available for campervans, not over Xmas or New Years, not at Easter, not when the Lions were here touring (or during the Rugby World Cup). So I cannot see how the need for more campgrounds are justified.

While I do not disagree that at certain times there are a shortage of motel type accommodation in the area, even this would be negligible and could be isolated down to a few days a year. This cannot be said about camping sites though as demonstrated above, and I would be certain that the other sites already operating in the Matamata Piako district like Te Aroha Holiday Park and Okoroire Hotel would confirm my above synopsis of the situation.

On a side note, we recently had a beautiful Easter here at Opal Hot Springs, the campground was an eclectic mix of tourist staying predominantly overnight and New Zealand families staying for a few days for the long weekend. The days were filled with laughter and love, the evening air filled with smells of BBQ's and sounds of kids running around playing "spotlight" and "marco polo" in the pool.

The feedback we received from a lot of the New Zealanders staying was that it was like camping used to be like of days past, where the kids got off their devices and their best friends were who they were parked close to.

The tourists staying commented that it truly was a special event that strangers could camp next to each other and laugh and socialise, it was a foreign concept to a lot of them and they enjoyed experiencing our kiwi heritage as it used to be.

Thank you for your time

Brian & Carrylline Anderson

Opal Hot Springs & Holiday Park

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 - Reading complex drawings
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3pm, Monday

FAMILY NOTICES:

9am, Tuesday

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or email

familynotices

@fairfaxmedia.co.nz

PHOTOS

THAT appear in the Matamata Chronicle are available for purchase as long as they are taken by our team. Call in or phone 07-888-7011.

Kaimai Runners

2018 Season opening

Sat 7 April

Herries Park,

Te Aroha.

Open to walkers and runners

Ready to run @ 11.30

All Welcome

Matamata

Gymnastics Club

Registrations

Tuesday 10 April

4.00pm - 5.30pm

Headon Stadium

Contact Katrina

02102516625

for more information

PUBLIC NOTICES

CRAFT & CREATION- TREASURE HUNTER

Children's Holiday Programme
First Week of the School Holidays
Tues 17th, Wed 18th, Thur 19th April
@ Matamata Baptist Church, 26 Tower Rd
10am—12:30pm
6-12yr olds—\$2-00 entry/child
Games, Crafts, Poker Work, Bible Stories
Enquiries to Baxendines—021 209 6430

Easter Kerbside Changes

Collection is one day later this week.

Te Aroha:

Friday 6 April
rubbish & recycling

Morrinsville

(Tahuna, Mangatapu, Waitoa, Waitohi):
Saturday 7 April
rubbish only

Matamata

(Waharoa, Walton):
Saturday 7 April
rubbish & recycling

MATAMATA CHRONICLE OFFICE CLOSED!!!

MONDAY 2ND
OPENING AGAIN
MONDAY 9TH
APRIL

DEADLINE FOR FAMILY NOTICES:

Tuesday 2ND April 9:00pm
Contact 0800 287 377

DEADLINE FOR CLASSIFIEDS:

Thursday 29TH March 3:00pm
Contact 0800 336 000

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PUBLIC NOTICES



Temporary Road Closure

Tainui St - Matamata

Matamata-Piako District Council will close the following road to ordinary traffic for the period stated below for the Matamata Piako Civic and Memorial Centre open day.

Roads to be closed

Tainui St, between Farmers carpark and Tui St.

Date and time of closure

7am - 7pm, Saturday 14 April 2018

This notice is made pursuant to the Transport (Vehicle Traffic Road Closure) Regulations Act 1965.

Public Notice of Proposed Private Plan Change 50

(Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata)

Rings Scenic Tours Ltd (RST) operates tourism activities from the site known as the Hobbiton Movie Set at Buckland Road, Matamata.

RST has requested a private plan change to the Matamata-Piako District Plan to include the site in the Matamata-Piako District Plan by way of a Development Concept Plan (DCP). The proposed plan change seeks to:

- Introduce new objectives, policies and rules to provide a planning framework to regulate the ongoing operation and growth of tourism activities at the site, including (but not limited to) the associated noise, traffic, visual and other effects;

- Increase the maximum visitor numbers as a Permitted Activity to 3,500 per day (excluding visitors outside movie set tour hours);

- Allow up to 12 movie screenings and up to 6 amplified music events/concerts each year as a Permitted Activity;

- Permit on-site visitor accommodation and overnight camping facilities as a Permitted Activity;

- Require Restricted Discretionary or Discretionary Activity resource consents for activities that exceed the DCP performance standards.

You can learn more at www.mpd.govt.nz/district-plan/district-plan-review

Anyone can make a submission on this plan change; you can download or complete a submission form online at www.mpd.govt.nz/district-plan/district-plan-review

Submissions close at 5pm on Thursday, 3 May 2018.

Please contact Mark Hamilton on 07 884 0060 if you have any questions about the plan change.

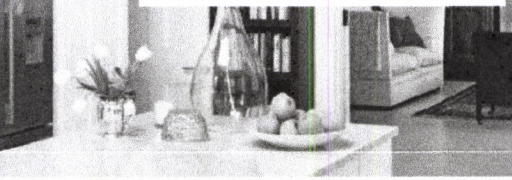
Don McLeod
Chief Executive

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WaikatoClassifieds@stuff.co.nz

Kelly Moulder

From: Monique Moore <rmmoore@farmside.co.nz>
Sent: Thursday, 26 April 2018 07:28
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Monique Moore
Contact Person: Monique Moore
Address for correspondence: 719 Buckland Rd, RD2
Phone: 07 888 1449
Fax:
Email: rmmoore@farmside.co.nz

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

The specific provisions of the plan change that my submission relates to are: Road use and traffic
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 plan. However, with current and increasing tourist numbers there is significant road hazards that need to be addressed for the safety of all road users. I seek the following decision from Council: Accept the plan change with the following amendments
Please give precise details: - 70km speed limit along all of Buckland rd.
- 50km speed limit through Hobbiton area.
- The exit is particularly dangerous as there is a blind corner obscuring view. This hill should be removed to give visibility. Buses also cross at the entrance, again, there is a blind corner. Road should be straightened.
- Juddar bars both ends and a pedestrian crossing as tourists are wandering across the road, unaware of traffic.
- Arrows painted on all corners including Cambridge end - a lot of visitors are coming from this direction. We still have many tourists turning on our driveway, beside a blind corner, many then driving on the wrong side as they forget which side to drive on once they've turned!
- White lines along ALL of Buckland Rd

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:

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:

Kelly Moulder

From: David <dreich@gmail.com>
Sent: Saturday, 28 April 2018 17:21
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: David
Contact Person: David
Address for correspondence: 21 Buckland road RD2 matamata
Phone: 07 888 1560
Fax:
Email: dreich@gmail.com

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

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

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 every aspect of the the changes. Due to you haven't provided any of the follow. Haven't specified rules polices and on going operations. You seek to hide this informantion from the people in order to gain there unknowning acceptance to you proposals when the people haven't a clue as to what your actually wanting to do your far to vague on specifics. Lacking in information in most regards. The roads cannot handle it they're shocking as is. The town is ill equiped extra vistors. The barely enough public parking as is I struggle to park my bicycle. Noise cars and busses already constantly race up Buckland road. Mostly foreign drivers are a danger to other motorists regaurdless of the road conditions. They don't need more visitors earn up to quarter of a million nzd per pay at peak this is more than enough to sustainable. As for movies send them to Tivoli Cambridge and actual cinema. As for overnight stay and camping what is happening with human waste and waste water we don't even have our own treatment plant so I've heard Henry's had to drop it off in Morrinsville that's hardly sustainable. Also most tourist only come to see Hobbiton and then bugger off the same day and head to another destination. I seek the following decision from Council: Decline the plan change

Please give precise details: I oppose every aspect of the the changes. Due to you haven't provided any of the follow. Haven't specified rules polices and on going operations. You seek to hide this informantion from the people in order to gain there unknowning acceptance to you proposals when the people haven't a clue as to what your actually wanting to do your far to vague on specifics. Lacking in information in most regards. The roads cannot handle it they're shocking as is. The town is ill equiped extra vistors. The barely enough public parking as is I struggle to park my bicycle. Noise cars and busses already constantly race up Buckland road. Mostly foreign drivers are a danger to other motorists regaurdless of the road conditions. They don't need more visitors earn up to quarter of a million nzd per pay at peak this is more than enough to sustainable. As for movies send them to Tivoli Cambridge and actual cinema. As for overnight stay and camping what is happening with human waste and waste water we don't even have our own treatment plant so I've heard Henry's had to drop it off in Morrinsville that's hardly sustainable. Also most tourist only come to see Hobbiton and then bugger off the same day and head to another destination.

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:

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:

Kelly Moulder

From: Nelson McCosh <nelson.mccosh@gmail.com>
Sent: Monday, 30 April 2018 12:57
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Nelson McCosh
Contact Person:
Address for correspondence: 632 Buckland Road
Phone: 078881821
Fax:
Email: nelson.mccosh@gmail.com

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

The specific provisions of the plan change that my submission relates to are: Change from rural zoning requirements

Application for amplified concerts and outdoor movie events

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

The development concept plan map included with the application shows all rural dwellings near the site circled. There are two dwellings at 632 Buckland road that have not been shown as circled. These are two of the closest and most affected dwellings to the site and their absence from the application shows a high lack of diligence and care has been used in the development of the plan change and throws into question all other evidence being used to support the application.

The acoustic modelling report only considers one of the dwellings on our property at 632 Buckland road. The dwelling that has been left out is the closest dwelling to the site and from the acoustic modelling maps provided would be outside of acceptable limits.

The application also only considers the impact on people near the sites. As this is a rural area the effect on livestock far outweighs the effect on people. We have cattle and horses on the property that would be endangered by the noises of the events proposed. The only way to stop these animals from injury would be to keep them in yards, this is not practical for the number of stock affected. Previous events at the site have caused high noise levels during day, evening and night times that have resulted in cattle running through fences and horses injuring themselves doing the same. It is estimated that the proposed events will cause undue distress to a large number of animals, injury and death to livestock and horses and damage to fencing and farm infrastructure. The potential financial impact from injury to livestock in particular horses could exceed \$100,000 for some horses and run into the tens of thousands for cattle.

The application for plan change notes: "the rural setting which is a critical factor for the movie set. The rural landscape itself is a major drawcard and point of interest for international tourists". This statement is out of line with the rest of the proposal that proposes to detract from the rural setting of the area.

It is noted that there has been no consideration for hosting the movies and concerts in Matamata or another developed urban environment where there is existing infrastructure. This would be a far better option for these events with the added benefit of not pushing hundreds of additional cars at once onto a country road

with potentially drug and alcohol influenced drivers where there are already instances of poor driving, near misses and accidents.

The proposed plan change includes a number of conditions. Talking about the current resource consent, the application states that "has resulted in non-compliance with a condition of a resource consent granted by the Matamata-Piako District Council which limits the maximum number of visitors per annum to 300,000 people. There were approximately 552,000 visitors" The proponents for the plan change have used their application to openly state that they have grossly exceeded the limits on their existing resource consent by almost double. This shows a high level of contempt for the terms of their resource consent and it appears that this operation outside of the consent has gone un-punished by the council. There is therefore no confidence that the proponents will adhere to the limits set in the proposed change.

The plan states that consultation was carried out in 2016 and that no feedback was received. We were not made aware of any proposed changes until the receipt of the public notice in April 2018. The plan also states that "Russell has visited 6 neighbours (Hyde, Redshaw, Reithmuth, Brockelsby, Evans and Broomhall) who are the closest and/or who would potentially be a submitter" it should be noted that as the closest neighbour to the site we have been left out of this consultation. This attitude shows a lack of care from the proponent for due process or impact on neighbouring properties.

We have experienced to date a number of incidents of tourists trespassing on our farm to get close to the hobbit set. This creates the potential for major health and safety incidents. The staging of concerts and movies at the set will further encourage tourists to cross our property. This creates an unacceptable health and safety risk that is beyond our control.

From the points above the application for plan change should be declined as the proponent has provided inaccurate modelling, lack of due diligence and the effects on the rural environment, particularly horses and livestock have not been considered at all.

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:

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:

Kelly Moulder

From: Kaye Ring <kaye.spence@sealedair.com>
Sent: Monday, 30 April 2018 13:47
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Kaye Ring
Contact Person: Kaye Ring
Address for correspondence: 330 Rangitanuku Road
Phone: 0274912945
Fax:
Email: kaye.spence@sealedair.com

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

The specific provisions of the plan change that my submission relates to are: Rangitanuku Road, through road for traffic going to and from Hobbiton to Rotorua

in particular: Addition of a turning bag on state highway 29 into Rangitanuku road going south, and double laneing of Rangitanuku road in order to prevent accidents caused by traffic that is not used to NZ road rules and single lane NZ roads.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Amendment/addition of Rangitanuku road as a collector road, and the implications of the additional traffic as a result.

I seek the following decision from Council: Accept the plan change with the following amendments
Please give precise details: Rangitanuku road to be added as a "collector road".

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:

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:



Received 01.05.18

**SUBMISSION BY POWERCO LIMITED ON MATAMATA PIAKO DISTRICT COUNCIL PLAN
CHANGE 50**

To: Matamata Piako District Council
PO Box 266
Te Aroha 3342
Attn: Mark Hamilton
submissions@mpdc.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

Feedback closes on Thursday the 3rd of May

1. This is a submission by Powerco Limited on Matamata Piako District Council Plan Change 50 for the Hobbiton Development Concept Plan at 487, 501 and 502 Buckland Road, Matamata.
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, this submission seeks to ensure that our electricity assets are not adversely affected by the proposal and security of electricity to the site is maintained.
3. Powerco **does not wish to be** heard in support of this submission.
4. If others make a similar submission, Powerco would consider presenting a joint case at any hearing.

Dated at New Plymouth this day of 2018

Signature of person authorised to sign on behalf of Powerco Limited:



Simon Roche

ADDRESS FOR SERVICE: **Powerco: Private Bag 2065**
 New Plymouth 4340
 Attention: Simon Roche
 Phone: 64 06 9681779
 Email: simon.roche@powerco.co.nz
 Ref: SUB/2018/13

Schedule 1 – Submission by Powerco

SCHEDULE 1

REASON FOR POWERCO'S SUBMISSION

1. INTRODUCTION

- 1.1. This submission has been prepared on behalf of Powerco Limited (Powerco). 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.
- 1.2. Powerco's electricity networks are located in five regions – Taranaki, Manawatu-Whanganui, and Greater Wellington (Wairarapa only), as well as parts of the Bay of Plenty and Waikato. Powerco distributes electricity to residential and commercial customers throughout parts of the Waikato Region, including the Hobbiton sites.
- 1.3. Powerco has electricity assets in the Proposed Plan Change 50 (PC 50) area including underground cables and ducts, distribution transformers, 11kv overhead line and poles. The locations of these assets are illustrated on the maps provided in Appendix A and B. Powerco seeks to ensure its electricity assets are appropriately protected and provisions are included to enable the ongoing development, operation, maintenance and upgrading of its electricity distribution network. Powerco would also like to make the applicants and council aware of the existing electricity capacity in the area.

2. POWERCO'S SUBMISSION

- 2.1. The applicants are seeking a plan change to the Matamata Piako Council District Plan to establish a Development Concept Plan (DCP) for their two precincts at 487, 501 and 502 Buckland Road, Matamata. The proposal allows for future development of the sites including new buildings, accommodation, landscaping and campervan parking areas.

- 2.2. Powerco is neutral to the proposed plan change but seeks to ensure that it does not result in unreasonable constraints being placed on its established electricity assets, including its below ground distribution networks. It is important that any new buildings, ground cover or excavations recognise the presence of existing Powerco assets and provides for the development, operation, maintenance and upgrading of such assets. As such, Powerco seeks to ensure that the Council takes the following matters into account in this private plan change.

Electricity Capacity

- 2.3. Powerco would like to advise that there is insufficient existing electricity network capacity to provide for the upgrades proposed in this plan change. Powerco will need to be informed prior to redevelopment so upgrades can be undertaken if this occurs before 2019. Powerco has an existing substation transformer in Lake Road that is operating close to its full capacity during peak load periods, and it will not be able to serve the proposed development. However, Powerco will be commissioning a second transformer in 2019, which will be able to provide for the proposed development.
- 2.4. Any further enquiries regarding network capacity and details of future potential loads should be sent to our planning engineer Yew Guan Wong (email: YewGuan.Wong@powerco.co.nz) or Powerco's Key Customer Manager Jaysen Vinsen (email: Jayson.Vinsen@powerco.co.nz).

The Protection of Utilities from Activities and Development within Close Proximity

- 2.5. There is a need to manage development and land uses in the immediate vicinity of electricity utilities that pose a risk to, or are at risk from, the operation of the network including:
- Risk of electrical hazard or injury;
 - Risk to security of supply;
 - Risk associated with 'reverse sensitivity' and amenity;
 - Risk to vegetation;
 - Risk to structural integrity;
 - Risk to Powerco's ability to inspect and maintain its lines, cables and support structures, and to undertake line upgrades.

- 2.6. All activities within the vicinity of overhead power lines must comply with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (*NZECP34:2001*) and the Electricity (Hazards from Trees) Regulations 2003 (*the Tree Regulations*). These documents set out the minimum safe separation distances required to control the interface between overhead electricity lines and the wider public environment, including buildings, structures, earthworks, mobile plant and machinery and vegetation. Safe separation distances are required to ensure public safety and to preserve the reliability of the electricity supply system for all consumers. Any development within the Hobbiton precincts should identify the location of all overhead and underground electricity assets prior to undertaking development work. When works are proposed in close proximity to existing electricity assets, Powerco should be consulted. Powerco's existing assets located in Hobbiton are not protected by registered easements, meaning the presence of underground assets will not always be readily apparent.
- 2.7. Major changes to ground level: Significant reductions or alterations in ground level can result in underground utilities being exposed and the need for remedial work, whereas significant increases in ground level can hinder access for maintenance purposes. Powerco has experienced situations in other jurisdictions where underground cables have been buried to depths of up to five metres as a result of works to raise ground levels, which makes access a significant impediment. In addition, too little cover can be problematic and result in significant restrictions on cable routes. Changes to ground level in the vicinity of underground utilities should be minimised and/or there should be discussions with the relevant utility provider, which may identify opportunities to readjust depth of the utility. Similar concerns arise for above ground infrastructure.
- 2.8. Inappropriate development in close proximity to underground electrical cables can result in damage to assets (e.g. earthworks can result in damage through direct contact, compaction or undermining of assets) or may restrict Powerco's ability to access assets for maintenance and upgrade purposes (e.g. by building over underground assets). This could, in turn, result in the loss or disruption of supply to the site. In order to avoid situations like this arising, and the associated risk of injury or service disruption if lines are accidentally dug into, the location of underground infrastructure should be identified prior to works commencing. Information on the location of underground services can be obtained through the "*Dial Before You Dig*" service found online at www.beforeudig.co.nz.

Planting of Vegetation

- 2.9. The placement and mature size of trees in relation to infrastructure: Should the future development of Precincts 1 and 2 result in alteration to existing or new vegetation, close to our assets, then Powerco seeks to be consulted. If any new or relocated trees are near our underground cables they can grow into and damage or interfere with underground infrastructure resulting in the need for costly repairs, disruption to pedestrian and/or vehicle movements while repairs are undertaken and the potential need for tree removal. Likewise, tall trees can grow into and interfere with overhead electricity lines creating the potential for significant health and safety risk if vegetation becomes live or damages or downs electricity lines during a storm event. Consideration of the mature size of a tree should be considered at the time of planting. Trees should be positioned away from existing above and below ground infrastructure to avoid the potential for conflict and to ensure compliance with The Electricity (Hazards from Trees) Regulations 2003 (*the Tree Regulations*).
- 2.10. The Tree Regulations also define safe separation distances required between trees and overhead distribution lines. Compliance is mandatory. The purpose of the Tree Regulations is to protect the security of supply of electricity and the safety of the public. Trees must be located and managed by the tree owner to comply with the Growth Limit Zones between electrical line conductors and trees, as prescribed by the Tree Regulations, and this should be recognised in the plan change.
- 2.11. The planting of trees and shrubs can also affect underground cables. Powerco's underground cables are usually laid at a depth of 600mm below the surface. Large trees and shrubs with deep root systems should not be planted over the top of underground cables as the root system could intermingle with the cable and cause interruptions of the flow of electricity. Consultation should be undertaken with Powerco prior to planting of any vegetation in close proximity to overhead or underground electricity lines.

Ongoing Maintenance and Upgrading of Existing Assets

- 2.12. It is important that appropriate provision is made around any development within the precincts for ongoing maintenance and upgrading of existing utilities. The operation, maintenance and upgrading of existing assets is fundamental to maintaining a reliable and secure supply of electricity to the two sites.

- 2.13. All Powerco's electricity assets are inspected regularly to identify any potential hazards posed to those assets (e.g. risk to security of supply or access to assets) and routine maintenance and upgrade work is undertaken on a regular basis. It is important that Powerco is able to access all its assets for the continued inspection, operation, maintenance and upgrading of existing electricity infrastructure, including where they traverse or are located within the Hobbiton precinct areas.
- 2.14. Powercos assets are not subject to easements and are instead protected under section 23 of the Electricity Act 1992. The Electricity Act 1992 sets out parameters around Powerco's ability to access land for the purpose of maintaining and upgrading its assets and include requirements (inter alia) around notification, the ability for landowners to set reasonable conditions on entry and dispute resolution processes.
- 2.15. Given the Electricity Act processes already in place, including the requirement to consult with landowners prior to undertaking maintenance and upgrade work, Powerco seeks that the Plan Change 50 recognises and provides for the ongoing operation, maintenance and upgrading of existing utilities in an unrestricted manner.

Relief sought

- 2.16. Proposed PC50 includes Performance Standards for permitted activities in Precincts 1 and 2. It is recommended that standards are included around NZECP:34 and the Tree Regulations to ensure Powerco assets are not adversely affected by building, earthworks and landscaping. The following extras points are sought on performance standards (1) (4) and (5) as outlined below in underline and bold:

1. *Building Envelope for all buildings associated and ancillary to a permitted activity listed in the DCP*
e) All new buildings close to existing electrical infrastructure, in Precincts 1 and 2 shall be in keeping with the setbacks outlined in the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001)

4. Landscaping for New Buildings

- d) All planting and landscaping shall be in keeping with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001) and the Electricity (Hazards from Trees) Regulations 2003 (the Tree Regulations).**

5. Landscaping of Car Parking Areas

b) All planting and landscaping shall be in keeping with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001) and the Electricity (Hazards from Trees) Regulations 2003 (the Tree Regulations).

Support

- 2.17. Powerco supports the performance standard for signage 12(c), which allows health and safety signage to meet legislative requirements with no size maximum.

5. CONCLUDING COMMENT

- a. In conclusion, Powerco is neutral to this private plan change. However, should the plan change become operative, Powerco seeks to ensure that it does not result in unreasonable constraints being placed on its established below and above ground electricity assets (shown in Appendix A and B). It is important that any alterations to the site recognises the presence of existing Powerco utilities and provides for the continued development, operation, maintenance and upgrading of such assets. Powerco seeks to be consulted on any building, planting or earthworks in close proximity to our assets and that the electricity regulations are included in the performance standards as outlined above.
- b. Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 9681779.

POWERCO

Legend

- Other values
- In Service
- Other values
- Overhead, In Service, Closed
- Underground, In Service, Closed
- Other values
- 22,000 Volts
- 11,000 Volts
- 6,600 Volts
- 3,300 Volts
- Other value
- 22,000 Volts
- 11,000 Volts
- 6,600 Volts
- 3,300 Volts
- Communication Cable
- Duct
- Poles

LV Line
Subtype, Status

- LV Distribution, In Service
- LV Service, In Service

LV Cable
Subtype, Status

- LV Distribution, In Service
- LV Service, In Service

ELECTRICITY RETICULATION HOBBITON

DO NOT SCALE FROM PLAN

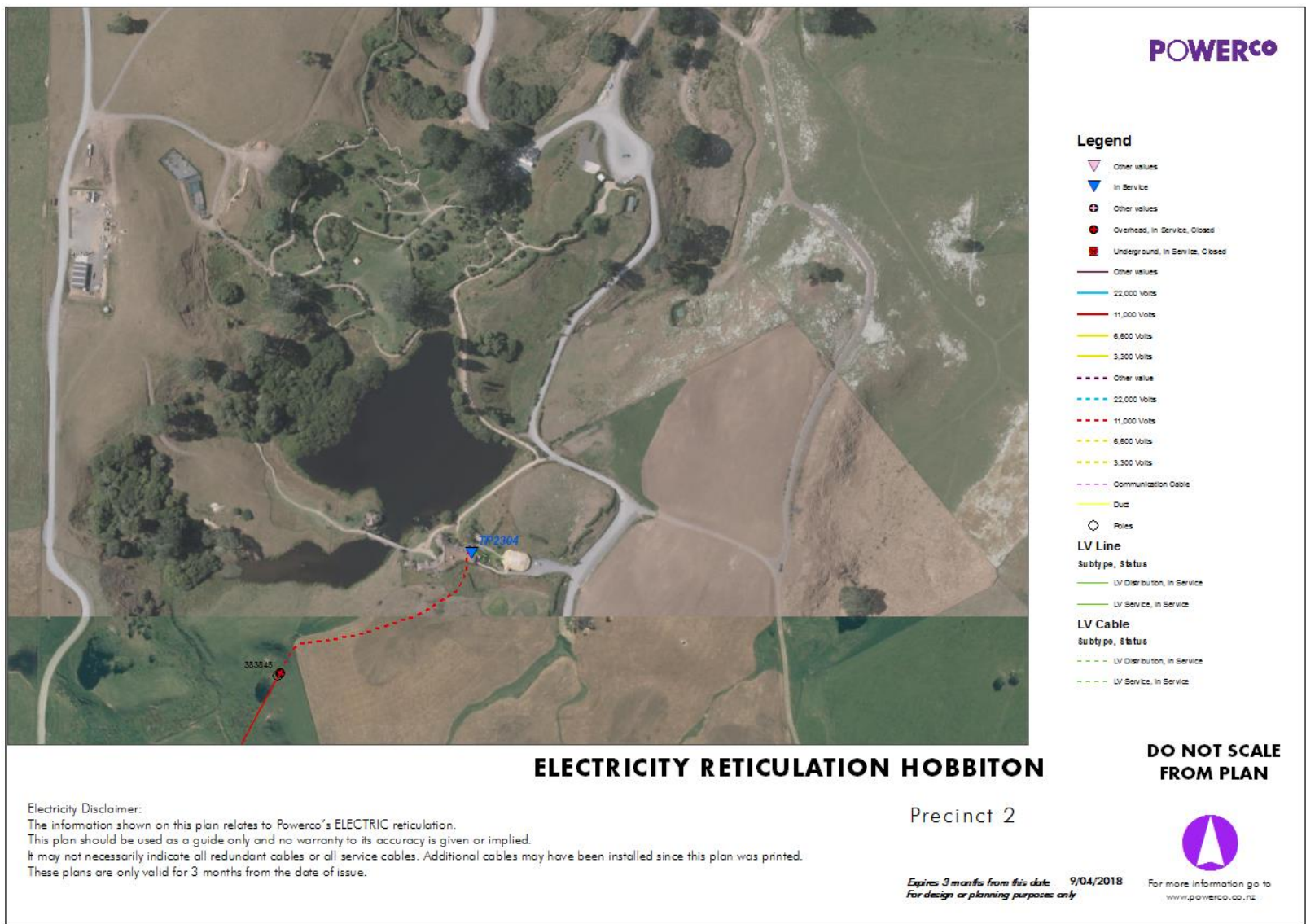
Precinct 1

Electricity Disclaimer:
The information shown on this plan relates to Powerco's ELECTRIC reticulation. This plan should be used as a guide only and no warranty to its accuracy is given or implied. It may not necessarily indicate all redundant cables or all service cables. Additional cables may have been installed since this plan was printed. These plans are only valid for 3 months from the date of issue.

Expires 3 months from this date 9/04/2018
For design or planning purposes only

For more information go to www.powerco.co.nz

Appendix B: Powerco assets at Hobbiton Village- Precinct 2



Kelly Moulder

From: Carolyn and John Evans <silvermistmatamata@gmail.com>
Sent: Tuesday, 01 May 2018 19:38
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Carolyn and John Evans
Contact Person: John Evans
Address for correspondence: 156 Buckland Road RD 2
Phone: 78881922
Fax:
Email: silvermistmatamata@gmail.com

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

The specific provisions of the plan change that my submission relates to are: Schedule 4 Traffic Management

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): It is generally accepted that Puketutu and Buckland Roads are 60-80km speed roads. They should be changed to 80km to reflect the change in road use and traffic volume. This sends another message to drivers to drive accordingly.

399 and 385 Buckland Road have been identified as hazard spots. Convex mirrors as suggested seems to be a cheap measure to try and fix the problem. Road modification is required to provide clear views for the safety of all road users.

Corner of Hwy 27 and Hwy 29 is a ticking time bomb. There have been numerous accidents here and countless near misses, flashing signs are at best a temporary answer, someone will be killed here and a roundabout is the only answer to slow traffic at this point. It is the tourist driver that we, "as locals" encounter on a daily basis, that has to be catered for.

I seek the following decision from Council: Accept the plan change with the following amendments
Please give precise details: 1. An 80km speed limit for Buckland and Puketutu Roads.

2. Road modifications at 399 and 385 Buckland Road for clear view and access.

3. Roundabout at the corner of Hwy 27 and Hwy 29.

4. Monitoring and checks on the effects of traffic volumes due to the addition of accommodation at Shires Rest "especially at night"

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:

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:

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From: Kelly Moulder
Sent: Thursday, 03 May 2018 20:55
To: Kelly Moulder
Subject: FW: Request to revise submission to Plan Change 50 - Hobbiton Development Concept Plan

From: John Evans [mailto:silvermistmatamata@gmail.com]
Sent: Wednesday, 02 May 2018 7:08
To: Mark Hamilton
Subject: Re: Request to revise submission to Plan Change 50 - Hobbiton Development Concept Plan

Hi Mark

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Thank you for this consideration.
Regards
John Evans

On Wed, May 2, 2018 at 4:21 PM, Mark Hamilton <MHamilton@mpdc.govt.nz> wrote:

Hi John,

Further to our call this afternoon, could you please send a brief email requesting the discussed change to your submission? Please also state that you'd like to appear at the hearing for the plan change.

Thanks and regards,

Mark Hamilton | Environmental Policy Planner
Matamata-Piako District Council [35 Kenrick Street](#), PO Box 266, Te Aroha 3342
p 07 884 0060 | **f** 07 884 8865 | **w** www.mpdc.govt.nz

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Attention:

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at Matamata-Piako District Council

**NZ TRANSPORT AGENCY SUBMISSION ON MATAMATA-PIAKO DISTRICT PLAN
PROPOSED PRIVATE PLAN CHANGE 50**

TO: Matamata-Piako District Council

ATTENTION: Mark Hamilton

Received 03.05.18

SUBMITTER: NZ Transport Agency

PO Box 973

Waikato Mail Centre

Hamilton 3240

ATTENTION: Claudia Jones

Phone: 07 958 9614

Email: hamiltonplanning@nzta.govt.nz

Plan Change 50, Hobbiton – Development Concept Plan for Hobbiton Movie Set

This is a submission on Proposed Private Plan Change 50 (the Plan Change), Development Concept Plan for Hobbiton Movie Set, on behalf of the NZ Transport Agency.

The Transport Agency **supports** the Plan Change subject to amendments requested below.

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 Powers Roading 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 interest.

The Transport Agency's Submission

Matamata-Piako District Council (MPDC) has accepted a request for Private Plan Change 50 which seeks to provide for the ongoing operation and growth of tourism activities at the Hobbiton Movie Set at Buckland Road, Matamata. The proposed Plan Change seeks to introduce new objectives, policies and rules to provide a planning framework to regulate the ongoing operation and growth of tourism activities at the site, including the associated noise, traffic, visual and other effects. The proposed Plan Change also seeks to:

- Increase the maximum visitor numbers as a Permitted Activity to 3,500 per day (excluding visitors outside movie set tour hours);
- Allow up to 12 movie screenings and up to 6 amplified music events/concerts each year as a Permitted Activity;
- Permit onsite visitor accommodation and overnight camping facilities as a Permitted Activity;
- Require Restricted Discretionary or Discretionary Activity resource consents for activities that exceed the District Plan standards.

The Transport Agency has reviewed the Plan Change and is generally satisfied that the mitigation measures identified in the Integrated Transportation Assessment (ITA) have been adequately incorporated into the Plan Change provisions. However, the Transport Agency is concerned that if the visitor cap exceeds 650,000 visitors per year/387,000 vehicle movements per year, that the safety at the State Highway 29 and Hopkins Road intersection, and State Highway 27 and Firth Street intersection will be compromised. Proposed Performance Standard 1.1.8 Visitor Numbers states that visitor numbers shall not exceed 3,500 people per day, excluding visitors attending events as defined in the proposed development concept plan. 3,500 visitors per day equates to 1,277,500 visitors per year, which exceeds the 650,000 visitors per year cap. To ensure that the safety on the abovementioned intersections is not compromised, the Transport Agency seeks that a 387,000 cap is placed on vehicle movements to ensure the 650,000 visitors per year as assessed in the Integrated Transport Assessment (ITA), is not exceeded. The effects on the transport network are related to the number of vehicles, not the number of visitors per se, so a limit on vehicle numbers is a more appropriate measure.

The Transport Agency is concerned about additional signage on the State Highways that is neither necessary nor relevant to the immediate environment. This concern will be addressed through the requirement that directional signs on local roads and state highways may be erected for the Hobbiton Movie Set provided that written consent of the Matamata–Piako District Council or NZ Transport Agency (respectively) is obtained as required by proposed Performance Standard 1.1.12.e. This approach is supported by the Transport Agency.

Decision Requested

- 1) Retain Plan Change 50 as notified with the exception of the specific changes sought below.
- 2) Include a new performance standard under Table 1.1 Performance Standards for Permitted Activities in Precincts 1 and 2 that states the following:
 - Vehicle movements shall not exceed 387,000 movements per year. If the vehicle movements exceed the 387,000 cap, the activity becomes Restricted Discretionary Activity under Performance Standard 1.2.2. Discretion is restricted to the assessment of an Integrated Traffic Assessment that addresses the non-compliance.

3) The Transport Agency would accept alternative wording to achieve the same relief.

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 Fitzgerald

A handwritten signature in blue ink, appearing to be 'JF', with a stylized flourish at the end.

Under delegated authority for

The NZ Transport Agency

Date: 2 May 2018

Form 5

**Submission on Proposed Private Plan
Change 50: Development Concept Plan for Hobbiton
Movie Set, Buckland Road, Matamata**



Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991

Received 03.05.18

Submitter's details:

Name: Gregan Family Trust
(Organisation / Individual)

Contact person: Dennis Gregan
(If different from above)

Address for correspondence: 774 Buckland Road
Matamata, RD2

Phone: (07) 888 1895 Fax: _____

E-mail: Dennis.gregan@hotmail.co.nz

**This is a submission on Private Plan Change 50: Development Concept
Plan for Hobbiton Movie Set, Buckland Road, Matamata.**

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

Transport (Schedule 4) and Noise pollution (Schedule 6)

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): _____

Refer to attachment

Office use only:

TRIM # _____ NAR # _____ Container: 18/3197

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:

As per attachment.

I wish to present at the council planning hearing:

☒ Yes

☐ No

IP required

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

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

☒ Yes

☐ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

☐ Yes

☐ No

Signed: 

Date: *03/05/2018*

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
- Submissions close at **5.00pm, Thursday 3rd May 2018.**
- 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.mpdcc.govt.nz/plan-your-town or 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 on Proposed Private Plan Change 50: Development Plan for Hobbiton Movie Set, Buckland Road, Matamata.

We, Dennis Michael Gregan, Patricia Anne Gregan, Graeme Joseph Wansbone and Richard John Smith, being the registered proprietors of 385 Buckland Road and 774 Buckland Road, in respect of Proposed Private Plan Change 50 submit the following:

1. The Properties

1.1 The registered proprietors are Trustees of the Gregan Family Trust ("Trust"). The Trust operates a dairy farming business from its two properties located 385 and 774 Buckland Road, Matamata. The Trust has owned the properties since 2008.

1.2 The property located at 385 Buckland Road is operated as a support property for the dairy farming business. The property grazes the dry cattle for the dairy business. The property grows maize silage and grass silage for the dairy business. The livestock and silage are transported between 385 Buckland Road and 774 Buckland Road.

1.3 The property located at 774 Buckland Road is operated as a dairy farm. The property is located on both sides of Buckland Road. Livestock that cross the road do so by way of an underpass located beneath Buckland Road. That underpass is essential for the efficient flow of livestock, elimination of impedance of traffic flow, road safety and reduction of repairs and maintenance to Buckland Road.

1.4 The tourist activities of Rings Scenic Tours Limited ("RST") operate from the site known as "Hobbiton". That site is located at 487, 501 and 502 Buckland Road, Matamata. The properties operated by the Trust are located on both sides of Hobbiton, 385 Buckland Road to the west and 774 Buckland Road to the east.

2. Traffic Issues

2.1 Since the opening of the Hobbiton tourist venture the traffic on Buckland Road has increased significantly. With the increase in traffic, the safety levels when driving on Buckland Road have conversely diminished. It is not unusual to traveling in any direction on Buckland Road to encounter vehicles completely on the wrong side of the

road. Vehicles have been encountered stationary on straight sections of the road and on corners of the road. Often stationary vehicles are left with doors open whilst the occupants wander off to take photographs and admire the views. The Trustees' hold the view that RST in their application and their experts' opinions have taken a benign view of the road safety issues that RST has brought and proposes to bring to Buckland Road.

2.2 It is submitted that RST's application fails to take into account that the traffic issues embrace a far wider catchment than Buckland Road itself.

2.3 That there are increasing numbers of pedestrians on Buckland Road. Buckland Road is not adequately formed to offer an adequate level of safety for those pedestrians and creates a further risk for drivers of vehicles. The road is narrow with no designated pedestrian walkways.

2.4 It is submitted that RST's application to increase vehicular traffic on Buckland Road imposes an unreasonable safety risk for the residents and all road users. Further, the NZ Transport Agency by its correspondence does not accept that RST's road safety proposals are adequate.

3. 385 Buckland Road

3.1 The entrance way to 385 Buckland Road is often blocked by tourist vehicles. The section of Buckland Road at the entrance to 385 Buckland Road is marked with double yellow lines. There is insufficient room for vehicles to stop on that section. That same section of road is a popular stopping area for tourists to stop and take photographs. Farm staff and the general public are put at risk on a daily basis due to the unsatisfactory width of the road and the absence of a proper parking bays on both sides of the road.

3.2 It is submitted that the implementation of signs and mirrors on this section of Buckland Road and the entrance to 385 Buckland Road would have limited effects beneficial to the safety of road users. It would be pertinent to widen the road, create parking bays relevant to the increased vehicular activity and to realign the entrance to 385 Buckland Road.

4. Hobbiton Entrance and Road Crossings

4.1 The vehicular movements at the entrance to Hobbiton involve ingress and egress of the Hobbiton site by cars and buses and the crossing of Buckland Road from the Hobbiton complex by mainly buses to access the Hobbiton Shire movie set. That section of road from blind corner to blind corner is about 400 meters. An example by calculation demonstrates that if the buses crossing Buckland Road were carrying 50 tourists at a time, then by Hobbiton operating at its maximum capacity of 3500 tourists per day, those buses would cross Buckland Road 140 times per day. If Hobbiton was operating for say, 10 hours per day, a bus would cross Buckland Road every 4.48 minutes. When that is combined with the increased volume of tourist traffic assessing the Hobbiton site on a very short section of road, there are obvious implications for wear and tear to the road and to road safety.

4.2 It is not unusual for drivers to take evasive action on this section of road due to tourists stopped on the carriageway, pedestrians loitering at the edge of the road and on the carriageway. Buses cause issues when either crossing from one side of the property to the other or turning across the road when coming from Matamata and crossing the road when turning into the Hobbiton Shire.

4.3 Hobbiton's projected growth and roading issues are not dissimilar to that faced by the dairy industry. In consideration of the scope of RST's proposal, construction of a vehicle underpass would be a more relevant option and long-term solution. By construction of a vehicle underpass no crossing of Buckland Road except in exceptional circumstances would be required. The cost of imposing the construction of an underpass on RST when assessing the nature of RST's business and revenue streams would appear to be proportionately less than when the same is imposed on a dairy farming business.

5. Road Speed Limit

5.1 Buckland Road and the roads that service the Hobbiton site have become increasingly more dangerous since Hobbiton launched its commercial venture. The speed limit on Buckland Road, particularly from the commencement of the hill section and as far as

the intersection with Karapiro Road/Taotaoroa Road would be made safer by imposing a speed restriction less than 80 kilometres per hour. Vehicles operating at 100 kilometres per hour on Buckland Road pose an unnecessary safety risk to other users.

- 5.2 With the Trust having multiple entrances on to Buckland Road and considering the incidents that have occurred with tourist and general traffic, it is submitted that with the proposed increases in traffic volume, that the speed limit on Buckland Road be reduced to 80 kilometres per hour or less.

6. Functions and Noise Pollution

- 6.1 The Trustees consider that RST's disclosures on proposed functions and relevant noise pollution are vague. The Trustees consider that there needs to be full disclosure of RST's intentions. It is of concern that RST has not operated in accordance with its current resource consents insofar as visitor numbers are concerned. The Trustees have genuine concerns that RST may operate in a similar manner insofar as noise restrictions are concerned.

- 6.2 The Trustees submit that the residents of Buckland Road and the surrounding districts has a reasonable expectation to quiet enjoyment of their land. That RST needs to ensure that their commercial activities are minimised so as not to cause an unreasonable diminution in that quiet enjoyment. That RST discloses their intentions for all functions that have the potential to cause nuisance.

7. Community Meetings

- 7.1 The Trustees' submit that it would be in the best interests of the residents of Buckland Road that a meeting be held at least annually with RST. The agenda of such a meeting would be to address any matters of concern regarding any issues pertinent to the activities of Hobbiton and their effects on the residents and their properties. Full disclosure by RST in relation to compliance with the district plans and resource consents would be an essential element of the agenda. The community meetings would hopefully promote a stronger community and establish an element of harmony within the district.

In conclusion, the Trustees consider that in the interests of the wider community and the national economy that the Proposed Private Plan Change 50 is accepted but with conditions. The conditions that the Trustees submit are set out in this document as follows:

- a. That the section of road adjacent to 385 Buckland Road have designated parking bays constructed and that the entranceway be reconfigured in the interests of safety;
- b. That consideration be given to pedestrian safety on Buckland Road;
- c. That consideration be given to the construction of a vehicle underpass at the Hobbiton entrances;
- d. That the speed limit on Buckland Road be reduced to 80 kilometres per hour or less;
- e. That RST make full disclosure of its intentions for public functions that may cause nuisance; and
- f. That community meetings be held at least annually in the interest transparency and community.

The Trustees do not consider those submissions unreasonable. There are issues concerning diminution in land values due to traffic and noise concerns. The Trustees do not consider those matters to be of concern. However, road safety is a paramount concern, the Trustees submit that RST's proposal does not adequately address those issues.

Kelly Moulder

From: Gasquoine Holdings Ltd <tekereru.farm@xtra.co.nz>
Sent: Thursday, 03 May 2018 12:37
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Gasquoine Holdings Ltd
Contact Person: David Gasquoine
Address for correspondence: 696 Buckland Road, RD 2, Matamata 3472
Phone: 07 8881866
Fax:
Email: tekereru.farm@xtra.co.nz

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

The specific provisions of the plan change that my submission relates to are: road marking, road signage, and general infrastructure on Buckland Road west of Hobbiton

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): To formally bring to MPDC 's attention our concerns as a Buckland Road west pf Hobbiton

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

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:

Submission relating to;

Private Plan Change 50 Hobbiton – Development Concept Plan for Hobbiton Movie set

As a resident of Buckland Road and a ratepayer at 686B, 696 and 835 I make the following observations. My properties are located to the west of the Hobbiton site.

I acknowledge that the Hobbiton business has had a positive effect on the wider Matamata economy and community. This impact however is not so positive from a Buckland Road resident's point of view and serious questions exist over Matamata-Piako District Council's intentions regarding providing a user-friendly and safe road user environment.

Given that the interest in Hobbiton and therefore the potential onsite business opportunities are not likely to diminish it is the responsibility of Matamata-Piako District Council and Hobbiton Movie Set Tours to ensure the effect on existing ratepayers and residents is managed and has as minimal as possible impact on their ability to carry out day-to-day activities in what should be a user friendly and safe environment.

I applaud the work done regarding road realignment, road marking etc on Buckland Road east. This is a huge improvement and, in general, manages traffic as well as possible under the circumstances. Tourists still do stop unexpectedly for photo opportunities, and I suggest that some sealed off-road areas at strategic points would make road use safer.

Regarding Buckland Road West – my view is that MPDC is in complete denial of the fact that this section of road is adequate for the volume but, most importantly, type of tourist traffic. There are minimal road markings/signage of any description and in many areas none at all until the road enters the Waipa District area adjacent to Swaps Taotaoroa quarry.

Despite the fact that council staff are of the view tourist buses do not use Buckland Road west they in fact do, several times a day. The road is barely adequate for farm-related heavy transport let alone tourist buses with drivers who are not familiar with the road. Buckland Road to the west or Hobbiton is the site of two six-shed chicken growing farms, many dairy farms and dry stock farms and many lifestyle blocks. All of these contribute to the ever-increasing traffic flow.

I do not think the excuse that Buckland Road west is 'not wide enough' to justify a centre line or more road marking/signage is reasonable. Recently a dotted single line was added to Puketutu Road and I struggle to see how that is wider or used more frequently than Buckland Road West. We are dealing with tourists who have very limited driving skills, let alone on a windy rural road. The road needs at a bare minimum a centre line to at least try to keep people on the left of the road. Tourists do not drive too fast so speed is not the issue. It is the lack of directional arrows that causes many near misses. You only have to travel behind a tourist and see the change in driving behaviour once there is no centre line or arrows apparent on the road. Given that Buckland Road west is marked in a few places, what would the cost be to continue it through to the Waipa connection? If the Waipa council deem their part of Buckland Road warrants not one but seven sets of directional arrows, centre lines, and side road markers why does MPDC not find this necessary?

While the transportation review that is attached to the proposed plan change is comprehensive it is in many cases far from practical when it uses data relating to 'fatal and serious injury crashes'. This is not a road engineering model appropriate for an existing rural road that has become a busy service industry and tourist route. The near misses are too numerous to report – in fact they occur on most days.

It is now part of our daily lives moving tourists on from our farm tracks, gateways and front verges when they have chosen to park overnight. The infrastructure is not in place for this to occur. There needs to be "No Camping" signs erected at the lay-by before Hobbiton as well as numerous other off road areas. In the summer there are campers there most nights, and they are not always self-contained.

As an aside and not at all mentioned in this Plan Change we are alarmed at the lack of public toilet facilities in the Matamata town. The large tour buses stop in town and the facilities are no longer adequate for the numbers. This is an opportunity to develop a modern user pays ablution block system.

This submission recognises that the Hobbiton business has had a positive effect on the local community with regards to employment and related servicing industry.

The objective is to formally highlight the inadequate infrastructure that MPDC responsible for and have been made well aware of by a number of concerned residents over a period of time.

Submitted by; David and Cathy Gasquoine May 3rd, 2018

696 Buckland Road, R.D.2 Matamata 3472

Ph 027 4842090 or 07 888 1866

Kelly Moulder

From: Glenda O'Sullivan <greenanne@xtra.co.nz>
Sent: Thursday, 03 May 2018 16:56
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Glenda O'Sullivan
Contact Person: Glenda O'Sullivan
Address for correspondence: 127 Buckland Rd, Rd2
Phone: 272228119
Fax:
Email: greenanne@xtra.co.nz

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

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

- 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

Buckland Road Western boundary to Part

Section 137 Block V Tapapa

Survey District

Puketutu Road

Puketutu Road Hopkins Road Buckland Road

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 further consultation around the changes of the status of the roading and what long term implications this has on us as owners of land on Buckland road and also for residents on the road. Also the encouragement of using the Puketutu/Buckland road as the main entry point for tourists to the Hobbiton Site and what will be put in place to manage the intersections leading to this entry point. I feel that Hobbiton is great for our community economically but more open consultation is needed to make sure that the safety and interests of other landowners on route to Hobbiton is given more consideration.

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

Please give precise details: At this stage I feel that it would be premature to accept the plan change without careful consideration being given to road status changes and what this fully entails for all. I would like more time to fully investigate this matter.

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:

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

Name of Submitter: Matamata-Piako District Council

Submission on: Proposed Private Plan Change 50 – Hobbiton Development
Concept Plan, 487, 501 and 502 Buckland Road, Matamata

Address for service: PO Box 266,
Te Aroha 3342

Attention: Mark Hamilton
mhamilton@mpdc.govt.nz

RECEIVED
3.5.18

This is a submission on Proposed Private Plan Change 50

We could not gain an advantage in trade completion through this submission

**The specific parts of Proposed Private Plan Change 50 that Council's
submission relates to are:**

- Purpose
- Activity Schedule:
 - General (d);
 - Total DCP (Permitted Activities c), d) and h);
 - Restricted Discretionary Activities b);
- Performance Standards:
 - Building Envelope for all buildings associated and ancillary to a permitted activity listed in this DCP 1.1.1 a), d);
 - Landscaping for New Buildings 1.1.4 a), b) c);
 - Earthworks (new performance standard);
 - Landscaping of Car Parking Areas 1.1.5 a);
 - Access 1.1.6 a);
 - Car Parking, Loading Formation and Manoeuvring 1.1.7 b), d), f), g), i);
 - Visitor Numbers 1.1.8 a)
 - Noise 1.1.9 c), d), e), f), g) (plus three new performance standards);
 - Lighting and Glare 1.1.10 a), b);
 - Signage 1.1.12 a), b);
 - Events 1.1.13 c);
 - Fireworks Displays 1.1.14 b);
 - Accommodation 1.1.15 a), b);
- Matters of Discretion

- Restricted Discretionary Activities provided for in the Development Concept Plan 1.2.1 A. Events a), d) (plus three new matters of discretion);
- Restricted Discretionary Activities due to failure of Performance Standards in the Development Concept Plan 1.2.2;
- Discretionary Activities: Activities not provided for in the Development Concept Plan 1.2.3;
- Definitions

Background:

Matamata-Piako District Council is the territorial authority responsible for the production, administration and enforcement of the objectives, policies and rules contained within the Matamata-Piako District Plan.

The Plan provides the means for the Council and residents of Matamata-Piako to achieve the integrated management of the effects of the use, development and protection of the natural and physical resources within the District. The Council is therefore a key stakeholder in any District Plan Change undertaken in this district.

The Council commends Rings Scenic Tours Ltd (RST) for its proactive private plan change request to establish a Development Concept Plan for its tourism activities at Buckland Road, Matamata. Matamata-Piako District Council acknowledges and is appreciative of the efforts undertaken to address the potential traffic and roading adverse effects related to the Hobbiton Movie Set tours operation. As a result, our changes are, in most cases, minor in scale. Our proposed revisions are detailed below.

Council's submission on Proposed Private Plan Change 50

Matamata-Piako District Council's submission on Private Plan Change 50 is set out in the attached tables. Insertions we wish to make are marked in **bold** and **underlined**, while recommended deletions are shown as ~~struck out~~ text.

Purpose

Purpose	Proposed Purpose	Comment	Accept/ Reject /Accept with amendment	Relief Sought
	Tourism activities at 'Hobbiton' are well established and are recognised as an important and significant contributor to the economic growth and employment in the Matamata-Piako District.	Development Concept Plans (DCP) are intended to provide a complete planning framework that includes relevant rules, performance standards and matters of discretion to govern the activities undertaken on identified sites.	Reject	Tourism activities at 'Hobbiton' are well established and are recognised as an important and significant contributor to the economic growth and employment in the Matamata-Piako District. The

	The purpose of this Development Concept Plan (DCP) is thus to provide for the ongoing management, operation and growth of tourism activities at 'Hobbiton' within an appropriate planning framework.	No other DCP's within in the Matamata-Piako District Plan include a purpose, so it is suggested that this is removed for reasons of consistency and as it is unclear what weighting should be afforded to the "purpose".		purpose of this Development Concept Plan (DCP) is thus to provide for the ongoing management, operation and growth of tourism activities at 'Hobbiton' within an appropriate planning framework.
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Activity Schedule

Activity Schedule	Proposed Activity	Comment	Support/ Oppose/ Seek amendment	Relief Sought
General	New provision	It has come to our attention that the existing and proposed effluent systems are located outside the precinct boundaries. As a result, these should be provided for within the DCP.	Accept with amendment	Include provision for effluent systems within the DCP.
General	d) For restricted discretionary and discretionary activities the matter of discretion within DCP Rule 1.2 shall apply.		Accept with amendment	d) For restricted discretionary and discretionary activities the matters of discretion within DCP Rule 1.2 shall <u>be used as a guide</u> apply.
3. TOTAL DCP (PRECINCTS 1 and 2) Permitted Activities:	c) Administration offices for Hobbiton activities.	Add clarity to the type of use expected for the administration offices.	Accept with amendment	Administration offices for Hobbiton activities <u>permitted under the DCP.</u>
3. TOTAL DCP (PRECINCTS 1 and 2) Permitted Activities:	d) Buildings associated and ancillary to a permitted activity	Correct grammatical error	Accept with amendment	Buildings associated <u>with,</u> and ancillary to, a permitted activity

3. TOTAL DCP (PRECINCTS 1 and 2) Permitted Activities:	h) Earthworks other than clean fill activities involving the depositing of 2,000m ³ or more of material (as measured compacted in place).	Rule as drafted allowed unlimited volume of material to be deposited, while volumes less than 2000m ³ would not have been permitted.	Accept with amendment	Earthworks <u>including</u> other than clean fill activities, involving the depositing of <u>up to 2,000m³ or more of material clean fill obtained from onsite</u> (as measured compacted in place).
3. TOTAL DCP (PRECINCTS 1 and 2) Permitted Activities:	i) New permitted activity	Current permitted activity 3. TOTAL DCP (PRECINCTS 1 and 2) i) Farming will need consequential renumbering to reflect the inclusion of new permitted activity i)		<u>Earthworks involving the importing of up to 1,000m³ of cleanfill material (as measured compacted in place).</u>
3. TOTAL DCP (PRECINCTS 1 and 2) Restricted Discretionary Activities:	b) Clean fill activities involving the depositing of 2,000m ³ or more of material (as measured compacted in place).	The proposed performance standard is less prescriptive and allows for greater scope of earth moving activities than just clean fill.	Accept with amendment	Clean fill activities <u>Earthworks</u> involving the depositing of <u>more than 2,000m³ or more of material (as measured compacted in place) and/or the importation of more than 1000m³ of material from offsite.</u>

Performance Standards

Activity	Proposed Performance Standard	Comment	Support/ Oppose/ Seek amendment	Suggested Performance Standard
1.1.1 Building Envelope for all buildings associated and ancillary to a permitted activity listed in this DCP	Title of Performance Standard	Correct grammatical error in title.	Accept with amendment	Building Envelope for all buildings associated <u>with,</u> and ancillary to, a permitted activity listed in this DCP
1.1.1 Building	a) Maximum	To ensure that a	Accept with	a) Maximum

Envelope for all buildings associated and ancillary to a permitted activity listed in this DCP	Height in Precinct 1: 10m	maximum building height exists for the entire DCP, not just Precinct 1.	amendment	Height in Precinct 1 and 2 : 10m
1.1.1 Building Envelope for all buildings associated and ancillary to a permitted activity listed in this DCP	d) Side yards and rear yards in Precincts 1 and 2: 10m to precinct boundary, provided that – (i) Buildings may be erected on any rear or side yard so long as the written consent of any affected property owner(s) is obtained and compliance with DCP Performance Standard 1.1.1 a) above is achieved.	To ensure that performance standard d), which details yard setback requirements refers to the appropriate, earlier, performance standard relating to height relative to boundary.	Accept with amendment	d) Side yards and rear yards in Precincts 1 and 2: 10m to precinct boundary, provided that – (i) Buildings may be erected on any rear or side yard so long as the written consent of any affected property owner(s) is obtained and compliance with DCP Performance Standard 1.1.1 ab) above is achieved.
1.1.4 Landscaping for New Buildings	Performance Standard a), b) and c)	The wording of the proposed performance standard is not sufficiently specific.	Accept with amendment	The performance standard needs to be redrafted so that compliance can be determined without any degree of discretion.
<u>1.1.X Earthworks</u>	New performance standard.	To address the adverse effects of earthworks, including material being tracked from the DCP site onto any road. Current performance standards 1.1.5 to 1.1.14 will need consequential renumbering to reflect the inclusion of new performances standard 1.1.X and 1.1.Y.	Accept with amendment	<u>(i)All earthworks to be managed in accordance with the Waikato Regional Plan and the Waikato Regional Council's "Erosion and Sediment control: guidelines for soil disturbing activities".</u> <u>(ii) That all vehicle movements associated with</u>

				<u>construction and/or development must not track dirt and loose material onto the road carriageway. Any material which may inadvertently deposit on the road must be immediately washed or swept clear of the road carriageway so that there is no hazard to the travelling public.</u>
1.1.5 Landscaping of Car Parking Areas	a) New car parking areas within Precinct 1 shall be screened from Buckland Road by earth mounding and/or planting to a minimum height of 1.2m.	Revision to performance standard to ensure that the visual effects of parked vehicles in <u>all</u> car parks are mitigated. This is supported by the Landscape and Visual Assessment report (p. 26) commissioned by the applicant which states that the majority of car parking within Precinct 1 should be screened.	Accept with amendment	a) New <u>All</u> car parking areas within Precinct 1 shall be screened from Buckland Road by earth mounding and/or planting to a minimum height of 1.2m.
1.1.6 Access	a) Precinct 1 shall have no more than two commercial vehicle crossings to Buckland Road.	To ensure that both commercial vehicle crossings to Buckland Road are located in accordance with their indicative position on the DCP.	Accept with amendment	a) Precinct 1 shall have no more than two commercial vehicle crossings to Buckland Road <u>located in accordance with the DCP.</u>
1.1.7 Car Parking, Loading Formation and Manoeuvring	b) Grassed areas suitable for all-weather parking in summer shall be provided for overspill parking	To ensure that the grassed all-weather parking areas are maintained to a sufficient standard to ensure their ongoing	Accept with amendment	b) Grassed areas suitable for all-weather parking in summer shall be provided <u>and maintained</u> for

	within Precinct 1. The grassed areas shall be of sufficient area to ensure that there is a minimum total of 450 car parking spaces provided within Precinct 1.	availability.		overspill parking within Precinct 1. The grassed areas shall be of sufficient area to ensure that there is a minimum total of 450 car parking spaces provided within Precinct 1.
1.1.7 Car Parking, Loading Formation and Manoeuvring	d) A minimum of 1 car parking space shall be provided for each Hobbiton Movie Set Visitor Accommodation residence	To ensure that the car parking spaces for each residence are maintained to a sufficient standard to ensure their permanent availability to prevent additional demand in the general parking area.	Accept with amendment	d) A minimum of 1 car parking space shall be provided <u>and maintained in accordance with the MPDC Development Manual</u> for each Hobbiton Movie Set Visitor Accommodation residence.
1.1.7 Car Parking, Loading Formation and Manoeuvring	f) A new development or change of use shall provide dedicated onsite loading facilities to accommodate a courier van meeting the "Type MB – Forward Control Passenger Vehicle" standard as defined in Table A of the New Zealand Transport Agency's vehicle classification.	A dedicated courier van parking space is considered desirable for a retail operation as busy as that Precinct 1.	Accept with amendment	f) A new development or change of use shall provide dedicated onsite loading facilities facility shall be provided <u>and maintained in Precinct 1</u> to accommodate a courier van meeting the "Type MB – Forward Control Passenger Vehicle" standard as defined in Table A of the New Zealand Transport Agency's vehicle classification.
1.1.7 Car Parking, Loading Formation and Manoeuvring	g) Parking areas and loading spaces shall be clearly signposted at the road frontage.	The suggested amendment to the performance standard is intended to help ensure that best practice will be followed for the layout	Accept with amendment	g) Parking areas and loading spaces shall be clearly signposted at the road frontage <u>in accordance with</u>

		and smooth operation of the Hobbiton carpark.		<u>the NZTA Traffic Control Devices Manual.</u>
1.1.7 Car Parking, Loading Formation and Manoeuvring	i) All vehicles associated with the activities occurring on the Hobbiton Movie Set Development Concept Plan (DCP) site shall be parked on the DCP site. No vehicles shall be parked in the road reserve.	The suggested amendment to the performance standard is to ensure that vehicles associated with Hobbiton will be parked within the boundaries of Precincts 1 and 2, not the farmland which makes up the balance of the DCP.	Accept with amendment	i) All vehicles associated with the activities occurring on the Hobbiton Movie Set Development Concept Plan (DCP) site shall be parked on the DCP site <u>within Precincts 1 and 2.</u> No vehicles shall be parked in the road reserve.
<u>1.1.Y Traffic Management</u>	New performance standard	<p>A new performance standard covering the matters within the Proposed Memorandum of Understanding to ensure that these matters are enforceable, in perpetuity</p> <p>Current performance standards 1.1.5 to 1.1.14 will need consequential renumbering to reflect the inclusion of new performance standards 1.1.X and 1.1.Y.</p>	Accept with amendment	<u>The applicant and Council have agreed to a Memorandum of Understanding (MOU) that requires the ongoing maintenance of the affected road network, including signage, traffic safety measures and road markings. This agreement shall be reflected in the DCP's performance standards so that in the event of the change of ownership of the site, the MOU will be enforceable in perpetuity.</u>
1.1.8 Visitor Numbers	a) Visitor numbers shall not exceed 3,500 people per day, excluding visitors attending events which finish more than	The proposed amendment provides clarity over the maximum daily number of visitors to the site.	Accept with amendment	a) Visitor numbers shall not exceed 3,500 people per day, excluding visitors attending events which finish more than

	one hour before the first movie set tour commences or begin one hour after the final movie set tour has finished.			one hour before the first movie set tour commences or begin one hour after the final movie set tour has finished. <u>For the avoidance of doubt, the 3,500 daily visitor maximum limit shall include all event patrons within the time period specified above.</u>								
1.1.9 Noise	a) <table><tr><td>7.00am – 10pm</td><td>50 dB L_{Aeq}</td></tr><tr><td>10.00pm – 7.00am</td><td>40 dB L_{Aeq} and 70 dB L_{Aeq}</td></tr></table>	7.00am – 10pm	50 dB L _{Aeq}	10.00pm – 7.00am	40 dB L _{Aeq} and 70 dB L _{Aeq}	The suggested amendment is in keeping with the recommendation in Council’s peer review of acoustic effects.	Accept with amendment	<table><tr><td>7.00am – 10.00 8.00pm</td><td>50 dB L_{Aeq}</td></tr><tr><td>10.00 8.00pm – 7.00am</td><td>40 dB L_{Aeq} and 70 dB L_{Aeq} L_{max}</td></tr></table>	7.00am – 10.00 8.00pm	50 dB L _{Aeq}	10.00 8.00pm – 7.00am	40 dB L _{Aeq} and 70 dB L _{Aeq} L_{max}
7.00am – 10pm	50 dB L _{Aeq}											
10.00pm – 7.00am	40 dB L _{Aeq} and 70 dB L _{Aeq}											
7.00am – 10.00 8.00pm	50 dB L _{Aeq}											
10.00 8.00pm – 7.00am	40 dB L _{Aeq} and 70 dB L _{Aeq} L_{max}											
1.1.9 Noise	c) Up to 12 outdoor movie screening events that exceed the noise levels in Performance Standard 1.1.9 a) above are permitted to 11.00pm during daylight savings time in any calendar year with no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month. The events shall not exceed 55dB	<p>The suggested amendment to 10.30pm is in keeping with the recommendation in Council’s peer review of acoustic effects.</p> <p>The suggested amendment removes the reference to ‘events’; it is included in Definitions, but is then further expanded here. A definition should stand alone without requiring further explanation. Furthermore, “Events” is also used in 1.1.9 d), which relates solely to amplified music concert events – to avoid confusion with the two different types of events</p>	Accept with amendment	c) Up to 12 outdoor movie screening events that exceed the noise levels in Performance Standard 1.1.9 a) above are permitted to 11.00 10.30pm during daylight savings time in any calendar year with no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month. The outdoor movie screening								

	L _{Aeq} when measured at or within the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of plan change notification]</i> .	referred to in 1.1.9(c) and 1.1.9(d) (movie screening and music/concert events, respectively) and their two different maximum noise levels, it is advisable to clarify the performance standard.		events shall not exceed 55dB L _{Aeq} when measured at or within the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of plan change notification]</i> .
1.1.9 Noise	<p>d) Up to 6 outdoor amplified music/concert events that exceed the noise levels in Performance Standard 1.1.9 a) above are permitted in any calendar year with no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month. The events shall:</p> <p>i) Not exceed six hours duration (excluding sound testing and balancing on the day of the event);</p> <p>ii) Not exceed 65db L_{Aeq} as measured at the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of plan change notification]</i>; and</p> <p>iii) End by 11.00pm during</p>	<p>The suggested amendment removes the reference to 'events'; it is included in Definitions, but is then further expanded here. A definition should stand alone without requiring further explanation. Furthermore, "Events" is also used in 1.1.9 c), which relates solely to outdoor movie screenings – to avoid confusion with the two different types of events referred to in 1.1.9(c) and 1.1.9(d) (movie screening and music/concert events, respectively) and their two different maximum noise levels, it is advisable to clarify the performance standard.</p> <p>The suggested amendment to event ending times and maximum noise limits is in keeping with the recommendation in Council's peer review of acoustic effects.</p>	Accept with amendment	<p>d) Up to 6 six outdoor amplified music/concert events that exceed the noise levels in Performance Standard 1.1.9 a) above are permitted in any calendar year with no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month. The outdoor amplified music /concert events shall:</p> <p>i) Not exceed six hours duration (excluding sound testing and balancing on the day of the event);</p> <p>ii) Not exceed 65 60db L_{Aeq} as measured at the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of</i></p>

	daylight savings, and by 10.00pm at all other times of the year; and...			<i>plan change notification</i>]; and iii) End by 11.00 10.30pm during daylight savings, and by 10.00pm at all other times of the year; and...
1.1.9 Noise	New Performance Standard	The new performance standard is wording that was proposed earlier in, performance standards, 1.1.9 c) and d), but it provides better clarity as a standalone, e), immediate following 1.1.9 c) and d). Current performance standards e) – i) will need consequential renumbering to reflect the inclusion of new performance standard e).	Accept with amendment	<u>e) There are to be no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month.</u>
1.1.9 Noise	e) Written notice shall be provided to the occupiers of all properties, within a 3km radius of the Precinct where any outdoor amplified music/ concert event is being held, a minimum of seven days prior to the event, The written notice shall include the following details:...	The suggested amendment to the event description is to ensure consistency with earlier references to “outdoor movie screening or outdoor amplified music / concert events”. The amended notice period is in keeping with the recommendation in Council’s peer review of acoustic effects. Existing performance standards e) – i) will need consequential renumbering to reflect the inclusion of new performance standards 1.1.9 e), i) and k).	Accept with amendment	<u>f) Written notice shall be provided to the occupiers of all properties, within a 3km radius of the Precinct where any outdoor movie screening or outdoor amplified music/ concert event is being held, a minimum of seven 14 days prior to the event, The written notice shall include the following details: ...</u>
1.1.9 Noise	f) A single noise management plan shall be prepared	The suggested amendment to the event description is to ensure	Accept with amendment	<u>g) A single noise management plan shall be prepared</u>

	for all concert and outdoor movie events. It shall be submitted to Council at least 10 working days prior to the first event and shall detail:...	consistency with earlier references to "outdoor movie screening or outdoor amplified music / concert events". Existing performance standards e) – i) will need consequential renumbering to reflect the inclusion of new performance standard 1.1.9 e), i) and k).		for all concert and outdoor movie <u>screening or outdoor amplified music /concert</u> events. It shall be submitted to Council at least 10 14 working days prior to the first event and shall detail: ...
1.1.9 Noise	New Performance Standard	The noise management plan will require an annual review to ensure that it continues to adequately manage the acoustic effects of events at the Hobbiton DCP. Existing performance standards 1.1.9 e) – i) will need consequential renumbering to reflect the inclusion of new performance standards 1.1.9 e), i) and k).	<u>Accept with Amendment</u>	<u>i) The above noise management plan shall be reviewed annually at the site operator's cost. The council shall have the ability to peer review the management plan at the site operator's cost prior to the first event in the calendar year as detailed in performance standard 1.1.9 g) above.</u> <u>If the noise management plan is considered to be unsatisfactory in any regard, that prior to any new event, steps shall be undertaken to ensure compliance.</u>
1.1.9 Noise	New Performance Standard	The requirements of the current, annually reviewed, noise management plan must be followed to ensure that the noise	N/A	<u>j) All events shall be carried out in accordance with the current noise</u>

		<p>effects of events at the Hobbiton DCP are managed according to best practice.</p> <p>Existing performance standards 1.1.9 e) – i) will need consequential renumbering to reflect the inclusion of new performance standards 1.1.9 e), i) and k).</p>		<u>management plan.</u>
1.1.9 Noise	New Performance Standard k)	<p>The suggested new performance standard relating to monitoring is in keeping with the recommendation in Council's peer review of acoustic effects.</p> <p>Existing performance standards 1.1.9 e) – i) will need consequential renumbering to reflect the inclusion of new performance standards 1.1.9 e), i) and k).</p>	Accept with amendment	<p><u>k) Monitoring shall be undertaken at five minute intervals throughout the event, including any sound testing, by a person qualified to undertake noise measurements.</u></p> <p><u>A copy of the monitoring report shall be provided to Council within 10 working days of the first event. If the noise limits are not complied with, steps shall be undertaken to ensure compliance prior to the next event.</u></p>
1.1.10 Lighting and Glare	a) At no time between 7.00am and 11.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured	The amended performance standard is in keeping with the provisions within the District Plan: Part B 5.4 Lighting and Glare (i) and (ii).	Accept with amendment	a) At no time between 7.00am and 11.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux,

	<p>horizontally or vertically at the boundary of Buckland Road or any Rural zoned site located outside the Hobbiton Movie Set Development Concept Plan (DCP) area.</p> <p>b) At no time between the hours of 11.00pm and 7.00am shall any outdoor lighting be used in a manner that causes: ...</p>			<p>measured horizontally or vertically at the boundary of Buckland Road or any Rural zoned site located outside the Hobbiton Movie Set Development Concept Plan (DCP) area.</p> <p>b) At no time between the hours of 11.00 pm 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes: ...</p>
1.1.12 Signage	<p>a) The following signs related to permitted activities established within Precincts 1 and 2 for the establishment or identification of permitted activities:</p> <p>i) Signs attached to or forming part of a building: 0.25m² for every metre of related Precinct frontage up to a maximum total area of 16m² in each of Precincts 1 and 2.</p> <p>ii) Free standing signs: 0.25m² for every metre of related Precinct frontage up to a maximum total area of 16m² in each of Precincts 1 and 2.</p> <p>b) Provided there</p>	<p>Grammatical amendment.</p> <p>Performance standards 1.1.12 b) - e) will need consequential renumbering to reflect the inclusion of existing performance standards 1.1.12 b) into 1.1.12 a).</p>	Accept with amendment	<p>a) The following signs related to permitted activities established within Precincts 1 and 2 for the establishment or identification of permitted activities:</p> <p>i) Signs attached to or forming part of a building: 0.25m² for every metre of related Precinct frontage up to a maximum total area of 16m² in each of for Precincts 1 and 2 combined.</p> <p>ii) Free standing signs: 0.25m² for every metre of related Precinct frontage up to a maximum total area of 16m² in each of for Precincts 1 and 2</p>

	are no controls on signage visible only internal to the Hobbiton DCP area or for signs whose sole purpose is to direct traffic within a Precinct.			<u>combined.</u> <u>b)iii) For the avoidance of doubt:</u> Provided there are no controls on signage visible only internal to the Hobbiton DCP area or for signs whose sole purpose is to direct traffic within a Precinct.
1.1.12 Signage	Comment	Council considers that there is insufficient assessment in relation to Hobbiton-related traffic using Rangitanuku Road.	Accept with amendment	Further assessment is required to ensure that the effects of Hobbiton-related traffic using Rangitanuku Road are mitigated.
1.1.13 Events	<p>c) Events held during Movie Set Tour hours: the operator shall manage Events and Movie Set Tour visitor numbers so that parking does not exceed:</p> <ul style="list-style-type: none"> • 450 parking spaces in the months November to March inclusive. • For all other months, the all-weather surface parking capacity. 	The proposed addition will clarify the intent of the performance standard being to limit visitor numbers so as not to exceed parking supply.	Accept with amendment	<p>c) Events held during Movie Set Tour hours: the operator shall manage Events and Movie Set Tour visitor numbers so that parking does not exceed:</p> <ul style="list-style-type: none"> • 450 parking spaces in the months November to March inclusive. • For all other months, the all-weather surface parking capacity. <p><u>Note:</u> <u>Compliance with Performance Standard 1.1.7 i) must be achieved.</u></p>

1.1.14 Fireworks Displays	<p>a) For events involving fireworks displays, written notice shall be provided to the occupiers of all properties located within a 3km radius of the precinct where the fireworks display is being held a minimum of seven days prior to the event. The written notice shall include in the following details: ...</p> <p>b) No fireworks displays shall be held between 1 August and 31 October in any calendar year unless otherwise approved by resource consent.</p>	<p>a) Grammatical amendment</p> <p>b) The DCP is designed to supersede resource consents, so the deleted text is considered superfluous.</p>	Accept with amendment	<p>a) For events involving fireworks displays <u>within Precincts 1 and 2</u>, written notice shall be provided to <u>both the Council and</u> the occupiers of all properties located within a 3km radius of the precinct where the fireworks display is being held a minimum of seven days prior to the event. The written notice shall <u>be provided a minimum of 14 days prior to the event and</u> include in the following details: ...</p> <p>b) No fireworks displays shall be held between 1 August and 31 October in any calendar year unless otherwise approved by resource consent.</p>
<u>1.15 Accommodation</u>	New Performance Standard and consequential change to Sheet 2 of the DCP.	<p>The proposed new performance standards provide suggested maximum visitor numbers permitted in each of the visitor accommodation sites in Precinct 1. The figures are calculated on the basis of likely capacity for both accommodation areas based on the draft plans sighted for each.</p> <p>Plan C1 from Page 27</p>	Accept with amendment	<p><u>a) A maximum of 86 visitors per night are permitted in Hobbiton Movie Set Visitor Accommodation area as detailed on the DCP.</u></p> <p><u>b) A maximum of 30 self-contained mobile camping vehicles are permitted per night in the</u></p>

		<p>of the Integrated Transport Assessment indicates a total of 34 cabins (Three single, three family and 14 duplex) in the Visitor Accommodation area: The maximum total of 86 visitors using the cabins each night have been calculated as follows:</p> <ul style="list-style-type: none"> • Two per single cabin • Four per family cabin • Four per duplex 		<p><u>Hobbiton Movie Set located within the “Overnight Park-Over Camping Area” detailed on the DCP.</u></p> <p><u>Include location of Hobbiton Movie Set Visitor Accommodation and Overnight Park-Over Camping Area on sheet 2 of the DCP.</u></p>
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Matters of Discretion

Activity	Proposed Performance Standard	Comment	Support/ Oppose/ Seek amendment	Suggested Performance Standard
1. Restricted Discretionary Activities provided for in the Development Concept Plan	<p>A. Events: Any application shall be assessed upon consideration of the following:</p> <p>a) Traffic Management Plan for events over 500 people without buses, or over 1,000 people in all circumstances.</p>		Accept with amendment	<p>A. Events: Any application shall be assessed upon consideration of the following:</p> <p>a) Traffic Management Plan for events over 500 people without buses, or over 1,000 people in all circumstances</p> <p><u>The traffic effects and mitigation measures, including effects on the road network, parking, access, loading and signage.</u></p>
1. Restricted	A. Events: ...	The matter of	Accept with	d) <u>Set up and</u>

Discretionary Activities provided for in the Development Concept Plan	d) Clean up	discretion is amended to allow consideration of both event setting up and cleaning up.	amendment	C clean up
1. Restricted Discretionary Activities provided for in the Development Concept Plan	A. Events: Any application shall be assessed upon consideration of the following: New matter of discretion	A new matter of discretion is included to ensure that visual effects are considered.	Accept with amendment	A. Events: Any application shall be assessed upon consideration of the following: <u>g) Visual</u>
1. Restricted Discretionary Activities provided for in the Development Concept Plan	A. Events: Any application shall be assessed upon consideration of the following: New matter of discretion	A new matter of discretion is included to ensure that signage effects are considered.	Accept with amendment	A. Events: Any application shall be assessed upon consideration of the following: <u>h) Signage</u>
1. Restricted Discretionary Activities provided for in the Development Concept Plan	A. Events: Any application shall be assessed upon consideration of the following: New matter of discretion	A new matter of discretion is included to ensure that the effects of fireworks are considered.	Accept in part	A. Events: Any application shall be assessed upon consideration of the following: <u>i) Fireworks</u>
1. Restricted Discretionary Activities provided for in the Development Concept Plan	B. Clean Fill Activities	The matter of discretion needs to be reviewed as it appears to relate to landfill, not clean fill activities, and is silent on the effects of earthworks.	Oppose	B. Clean Fill Activities” needs to be reviewed as it appears to relate to landfill, not clean fill activities, and is silent on the effects of earthworks.
2. Restricted Discretionary Activities due to failure of Performance Standards in the Development Concept Plan	Restricted Discretionary Activities that are restricted solely due to failed standards will be assessed only against the effects of non-compliance with those standards.	This matter has been substantially amended as it is largely addressed above, in Activity Schedule, General c).	Accept in part	2. Restricted Discretionary <u>Permitted</u> Activities due to failure of Performance Standards in the Development Concept Plan Restricted Discretionary <u>is</u> Activities that are

				restricted solely due to the failed standards and will be assessed only against the effects of non-compliance with those standards.
3. Discretionary Activities: Activities not provided for in the Development Concept Plan	For Discretionary Activities Council shall ... and shall not restrict Council's discretionary powers.	This matter can be deleted as it is already covered above, in Activity Schedule, General d).	Oppose	For Discretionary Activities Council shall ... and shall not restrict Council's discretionary powers.

Definitions

Definition	Proposed Definition	Comment	Accept/ Reject /Accept with amendment	Relief Sought
"Hobbiton Movie Set Overnight Park-Over Camping Area"	"Hobbiton Movie Set Overnight Park-Over Camping Area" means land within Precinct 1 used for short term accommodation of visitors to the Hobbiton Movie Set where the accommodation is provided in self-contained mobile camping vehicles, and the maximum duration of any stay by visitors is one night.	Hobbiton supplies an overnight parking area for camping vehicles, not the vehicles themselves.	Accept in part	"Hobbiton Movie Set Overnight Park-Over Camping Area" means land within Precinct 1 used for overnight accommodation of visitors to the Hobbiton Movie Set where a parking area the accommodation is provided for visitors with in self-contained mobile camping vehicles, and the maximum duration of any stay by visitors is one night.
"Hobbiton Movie Set Visitor Accommodation"	"Hobbiton Movie Set Visitor Accommodation" means a single-storey, stand-alone or duplex residential building that provides short-term	The amendment emphasises the temporary nature of visitor accommodation and reflects that travellers and tourists would always have their	Accept in part	"Hobbiton Movie Set Visitor Accommodation" means a single-storey, stand-alone or duplex residential building that provides short-

	<p>accommodation for travellers and tourists who generally have their principal place of residence elsewhere. Hobbiton Movie Set Visitor Accommodation may contain facilities in rooms for the preparation of meals by guests.</p>	<p>principle place of residence elsewhere. The amendment to 'overnight' reflects the length of stay proposed in the Integrated Transport Assessment (p.25).</p>		<p>term overnight accommodation for travellers and tourists who generally have their principal place of residence elsewhere. Hobbiton Movie Set Visitor Accommodation may contain facilities in rooms for the preparation of meals by guests.</p>
"Tourism Retailing"	<p>"Tourism Retailing" means the use of land or buildings where goods are offered or exposed principally to the tourist market for sale and includes: premises making and serving food and beverages such as cafes restaurants and licensed premises; premises for green/blue chroma key photography and photography; and ancillary storage and warehousing of goods to be sold through the retail activity...</p>	<p>The amendment emphasises that tourism retailing at Hobbiton should primarily be related to Hobbiton itself.</p>	<p>Accept, in part</p>	<p>"Tourism Retailing" means the use of land or buildings where goods <u>principally related to Hobbiton</u> are offered or exposed principally to the tourist market for sale and includes: premises making and serving food and beverages such as cafes restaurants and licensed premises; premises for green/blue chroma key photography and photography; and ancillary storage and warehousing of goods to be sold through the retail activity. ...</p>

Matamata-Piako District Council notes that the suggested changes to the DCP application are, in most cases, minor and that they can be addressed through further discussions with the Applicant.

Matamata-Piako District Council wishes to be heard in support of its submission.

Regards



Dennis Bellamy

**Group Manager Community Development
Matamata-Piako District Council**

Form 5

**Submission on Proposed Private Plan
Change 50: Development Concept Plan for Hobbiton
Movie Set, Buckland Road, Matamata**

Clause 6 of Schedule 1 of the Resource Management Act (RMA) 1991



Received 03.05.18

Submitter's details:

Name: J Swap Contractors Ltd

(Organisation / Individual)

Contact person: Richard Harkness, AECOM

(If different from above)

Address for correspondence: PO Box 13161, Tauranga 3141

Phone: +64 7 927 3080

Fax: +64 7 927 3082

E-mail: richard.harkness@aecom.com

**This is a submission on Private Plan Change 50: Development Concept
Plan for Hobbiton Movie Set, Buckland Road, Matamata.**

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

Please see attached submission

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): _____

Please see attached submission

Office use only:

TRIM # _____ NAR # _____ Container: 18/3197



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

☐ Accept the plan change

☐ Decline the plan change

☒ Accept the plan change with the following amendments:

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

Please see attached submission

I wish to present at the council planning hearing:

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

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

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

☐ Yes ☐ No

Signed: [Signature] Date: 3 May 2018

Notes:

- ☐ The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
- ☐ Submissions close at **5.00pm, Thursday 3rd May 2018.**
- ☐ 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.govt.nz/plan-your-town or 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 on Proposed Private Plan Change 50

Development Concept Plan for Hobbiton Movie Set, Buckland Road, Matamata

INTRODUCTION AND BACKGROUND

This is a submission made by J Swap Contractors Ltd to Proposed Plan Change 50 ("PPC50") pursuant to clause 6 of the Schedule One of the Resource Management Act 1991 (RMA).

The Swap Group of companies (J Swap) has had a long association in contracting, quarrying, heavy haulage, bulk storage and stockfeed supplies. J Swap has a long association with the Matamata Piako District, with the company being founded in 1937 through river gravel extraction within the District. Company head office, transport depot, bulk stores, workshop and contracting yard is located in Matamata township. This serves as base for the company operations Nationwide and within the District.

Closer to the Hobbiton Movie set, the J Swap Taotaoroa Quarry is located approximately 5 km away. Taotaoroa Quarry is the largest of the ten hard rock quarries that are run by J Swap and involves the most traffic movements to and from site.

Accordingly the roading network in and around Matamata township and the wider District is used extensively for the whole range of business purposes.

In general terms our submission is concerned with the lack of physical mitigation proposed for wider roads and intersections that will be affected by the proposed plan change, the impact on the infrastructure currently in place particularly in the Matamata town centre and surrounds and how these improvements will be provided for and or funded.

By and large the major contributor to tourism within Matamata Township is the Hobbiton Movie Set, as represented by advertising and the conversion of the town information centre to resemble part of the movie set. Overall this is positive for the town. However capacity in certain parts of the town and wider roading network is being strained or pushed towards its maximum reasonable, safe or enjoyable use.

Enabling further tourists to arrive, especially at peak times (e.g. lunchtime) without additional capacity, will create effects that are at a level unacceptable to those residents and other through traffic users (J Swap and others), whom also need to use those facilities. Ultimately without acceptable facilities, the tourist experience will also decline, as capacity of current infrastructure should grow with additional growth in volume.

Please see our submission points in the following table. Please note that the page references are made in relation to Schedule 2 of Proposed Plan Change 50: Proposed Changes to the Matamata-Piako District Plan.

SUBMISSION POINTS

Page No.	Reference	Support/Oppose	Decision Sought (additions <u>underlined></u>)	Reasons
56	Section 2.3 'Significant Resource Management Issues' AND Section 2.4: 9.O1 Tourism Outcome sought	Support in part	Enabling the growth of the tourism industry is supported. However it is unclear what measures have been considered to "avoid, remedy and mitigate the localised environmental effects of tourist attractions." We would support the addition of wording that clearly articulated the types of measures that would be considered. For example physical improvements to the roading network and provisions within the Council's Development Contributions Policy.	Tourist attractions generate additional impacts not only in relation to a particular site but also on the wider roading network. It is unclear how these effects will be mitigated or how they will be funded. We acknowledge that on site effects will be addressed through either the proposed provisions in the plan change or through a resource consent. However the increase in tourists to the Matamata-Piako District will also place greater strain on the infrastructure network within the town centre and surrounds. This includes effects on parking, traffic flows, public toilets and other community facilities. These effects should be recognised through the plan change and adequate funding provided to require increased, and or, upgraded facilities, either through the direct addition of new facilities by the applicant, Council's Development Contributions Policy or the addition of a specific rate for tourist attractions.
57	Section 2.4:9 Policy 2	Support in part	This policy is supported in part. We propose that an additional policy is included in the proposed plan change which recognises the impact of major tourist attractions on the wider community and the specific matters to be considered. This would include consideration of increased traffic movements throughout the District; particularly the town centre, and impacts on other infrastructure that may be utilised by tourists.	As it currently stands Policy 2 allows consideration of the importance of major tourist attractions to the District and consideration of the effects of the development concept plan. It is unclear whether this provides for a more holistic view to be considered of the effects that these attractions may have on the wider community and the infrastructure within areas such as the town centre.

Page No.	Reference	Support/Oppose	Decision Sought (additions <u>underlined</u>)	Reasons
57 - 58	Rule 9.1.1 'Roding hierarchy' clause (i)(c) 'Collector roads'	Support in part	The proposed plan change has identified several physical improvements for the eastern end of Buckland Road. We would support the addition of physical road carriageway (for example road straightening) improvements within both the eastern and western end of Buckland Road and for further consideration to be given to the impact of the increased traffic movements on surrounding roads and the intersections with the State Highway network (both within the Matamata-Piako and Waipa Districts).	Increased traffic movements are one of the main effects that will be created by the inclusion of Hobbiton as a Development Concept Plan. The site has seen a significant increase in visitor numbers and this is set to increase (based on the numbers proposed as a permitted activity). The impact of this increase should result in improvements to other parts of the roading network within the vicinity of Hobbiton. This is particularly prevalent with foreign tourist drivers using rural roads that are poor in nature and not previously designed for the traffic volumes and type of use anticipated. Where these tourist drivers interact with heavy vehicles, such as road trucks, road safety for both parties can be compromised. Examples include the western end of Buckland Road and the intersections with State Highway 29 at Puketutu Road and Taotaoroa Road and Kapapiro Road with State Highway 1. Adequate funding for these improvements should be included in the consideration of the Development Concept Plan or through another mechanism to ensure that the costs are predominantly borne by the proposed plan change applicant (internalised) and not the wider community (externalised).

Kelly Moulder

From: Derrys Farm Limited <nolabroomhall@hotmail.co.nz>
Sent: Friday, 04 May 2018 15:06
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 50

Name: Derrys Farm Limited
Contact Person: Nola Broomhall
Address for correspondence: 496A Puketutu Road, RD2, Matamata, 3472
Phone: 07 8881745
Fax:
Email: nolabroomhall@hotmail.co.nz

I am making a submission on: Plan Change 50: Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata

The specific provisions of the plan change that my submission relates to are: 1. Introduction of planning framework

2. Increase in visitor numbers
3. 12 movie screenings & 6 amplified music events
4. Permit on-site visitor accommodation

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): 1. Support introduction of planning framework with consideration of Including the affected local community (eg Buckland Road residences) in the decision making process regarding the objectives, policies and rules.

2. Oppose the increase in visitor numbers to 3500 per day, 12 movie screening & 6 amplified music events & on site visitor accommodation and overnight camping facilities.- Buckland Road and surrounding areas are in a rural environment and of natural scenic beauty. With the increase in visitors, events and traffic, we have major concerns that this will impact the natural environment, create major traffic safety concerns (many traffic or near traffic accidents go unreported) and will have adverse impacts on environmental pollution eg increase in roadside rubbish, damage to native vegetation due to cars stopping to take photos. As a land owner in the affected area, we are concerned the land value will be negatively impacted, due to reduced desirability to live in the area, in addition rates are likely to increase to manage infrastructure improvements. We therefore want to decline the plan to increase numbers and introduce new events etc.

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

Please give precise details:

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: