



Proposed Waikato District Plan

Submission form



ECM Project: DPRPh5-03
ECM #
Submission #
Customer # 6428
Property # 1007762

RMA Form 5

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

RECEIVED
05 OCT 2018

Submitter details: (please note that the (*) are required fields and must be completed)

Waikato District Council

Form with fields for First name*, Last name*, Organisation, On behalf of, Postal address*, Suburb, Town/City*, Country, Postal code*, Daytime phone, Mobile, Email address*, Contact preferences, Correspondence to*, Trade competition and adverse effects*, Note, and presentation preferences.

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): *Matangi 27.4 zoning* *chapter 22 - Rural zone*
23 Country Living zone

Physical address of the property concerned (if relevant to your submission):
484 Tauwhare Road, Matangi

Do you:
 Support Oppose Neutral

The decision I would like is:

Zoning - Country Living

My reasons for the above are:

Please refer to attachment

Please return this form **no later than 5pm on 9 October 2018** to:
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waidc.govt.nz

Signed: *[Signature]* Date: *3/10/18*

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

Proposed Waikato District Plan

Submission

Peter Fitzpatrick - 484 Tauwhare Road, Matangi

Decision sought:

Zoning of land around Matangi Village as Village Zone or Country Living

My reasons for the above are:

The area in and around Matangi township at present is highly developed and reflects the provisions of the proposed Country Living zone more accurately than a Rural zoning.

I note that areas of Ohaupo and Te Kowhai have been proposed as a Village Zone. In my opinion Matangi is more suitable for such development.

For example, MeadowPark Way, Clover Close, and Margot Lane is developed into Country Living size lots, while there is extensive subdivision into smaller lots in and around my property, which are more fitting of a Country Living Zone than a Rural Zone. Services and traffic links in and around Matangi village are established, with the construction of the Waikato Expressway likely to result in lower volumes than at present.

There are considerable instances of fragmented development in the immediate area on Tauwhare Road, Catra Place, and Marychurch Road, while Bruntwood Road is extensively developed into smaller lots. The Country Living Zoned Woodside Road development is a good example of high quality land utilisation. The area in and around Matangi Road is well served by quality traffic links, rural services and amenities, and zoning some of this area to allow a more intensive land use, especially smaller lifestyle lots, will not detract from any productive land utilisation.

I note that following extracts which have been taken from the Waikato District Plan:

The Country Living Zone provides for low density living at specific locations in rural areas. Rules seek to manage activities to maintain a high standard of amenity.

Rural Zone - The primary purpose of the zone is to enable a wide range of primary industry and to control the actual and potential effects that activities in the Rural Zone may have on the environment.

In summary, based on the objectives of the Waikato District Council plan this area is more suited to a Country Living Zone than a rural zone. The predominant soils have limited horticultural use due to a pan which limits drainage, while any potential development will be in keeping with the current nature of Matangi Village.

Please consider my submission and rezone the land between Taplin Road and Hoeka Road and Marychurch Roads to either Village Zone or Country Living.

Peter Fitzpatrick