

Matangi Village – The Future

A submission to the
Draft Futureproof Strategy May 2017
from the
Matangi Community Committee



Images Courtesy of Google Maps

1.0 Introduction

1.1 Matangi – Its function as a satellite village of Hamilton City - Past & Present

Matangi developed in the 1870s and 1880s as a satellite village to Hamilton City. This was its main function right from the start, and remains so to this day. Hamilton grew rapidly from its establishment being the main regional hub supported by agricultural activity in the Waikato District. Matangi Village is adjacent to one of the best areas of agricultural soil and productivity areas in New Zealand and has a rich farming and dairy legacy dating back to the 1800s. The two largest companies to come out of New Zealand, Fonterra and Glaxo Smith Kline, both have their roots in Matangi. Once described as a “world leader” by Prime Minister W.F. Massey in 1919, Matangi was heralded as proof that the people of the Waikato had confidence in themselves, their district and their great dairying industry^A. This agricultural history of the surrounding land uses is reflected in Matangi with the site of the Dairy Factory which today houses approx. 25-30 businesses. This factory closed in the 1980s along with various other social service activities, since then has been relitigated as a hub for local businesses and as such is a real asset to the community and has triggered increased interest in Matangi Village as a satellite of Hamilton.

Transport links have also played a key role in the growth of Matangi. Matangi established about the time the main trunk railway line from Auckland to Frankton (in Hamilton) was opened in the mid - 1870s and was subsequently furthered on the opening of the branch line railway from Rukuhia to Cambridge in 1884, which still passes through Matangi. Improved road networks have since accelerated the growth in Hamilton City and the area around the Matangi Village. Matangi is only a few minutes’ drive by car from Hamilton city. This, and the development of the Waikato Expressway and SH25B providing state highway linkages to the local road network are providing further impetus to Hamilton City and the region, for Matangi Village. These factors make it inevitable that there will be high demand for land in the Matangi area for development.

Today the main centre of Matangi includes a Four Square Store, café, and takeaway, with motor vehicle services, along with the business in the old Dairy Factory site which is zoned light industrial. The area around Matangi is popular with road cyclists, but also with horse riders, runners and walkers, as the flat country roads provide alternatives to main routes for training and such other uses and is expected with Matangi being so close to a major City.

The MCC consider that a greater applied focus on the growth of Matangi is necessary, as it will provide development, commercial, transport sustainability through economies of scale, development density and numbers of residents in a managed and coordinated manner.

It is now timely that the draft Futureproof Strategy May 2017 (DFPS) directs Waikato District Council (WDC) to prioritise the growth of the Matangi Village in the best sustainable manner.

1.1.1 This submission sets out the objectives the Matangi Community Committee and the strategic intent it requires to see included in the DFPS. In requiring the DFPS to direct WDC, it is the preference of the MCC that the DFPS also includes compulsory action plans that ensure Council implements and is accountable for the key objectives of the DFPS. This will ensure its value as a Strategic document to the region. The MCC see this as a key weakness to be resolved from the 2009 version.

1.2 The Matangi Community Committee (MCC)

The purpose of this submission is to progress a Community Plan prepared by the community in 2013 which is entitled ‘A Collection of Communities... One Community Plan for Eureka, Matangi, Newstead & Tauwhare 2013-2023’^A. This formal document provides a vision for **community led objectives** for Matangi Village. The committee comprises residents who formally represent the Matangi Village and community on planning, economic and development matters.

This submission is a community driven action, not one of private land developers.

The committee does not have the resources to fund zone changes, even though this suggestion is made in this submission with reference to the DFPS enabling Council to subsequently take the initiative to lead rezoning in Matangi. The Committee feel a long term plan of the area is necessary and sound planning approach that enables

the growth of Matangi Village in a structured and strategic way that best manages the effects of sub-regional growth.

The community want a say in the direction and style of future development which should be complementary with the existing village, to continue the close knit feel of the community, to enable it to grow in a way that makes it sustainable and does not impact on the highly productive farm and horticulture land surrounding it that provides jobs for the community.

2.0 Objectives of the Matangi Community Committee

2.1 A defined Matangi Village – curtailing rural sprawl, retaining rural character

2.1.1 The DFPS to explicitly state the following actions are a priority for WDC to assist to create the sustainable growth of Matangi Village.

- The committee requires Council to rezone land on the fringe of Matangi to cater for approx. 250 lots up to 1,012m² (or quarter acre) in size¹.
- **2.1.2 Land purchase provision retained in the WDC Long Term Plan** for Infrastructure (and if necessary for reserves) but with a defined date set out with the means of feasibility clearly outlined.

2.2 Infrastructure

2.2.1 The MCC requires that the DFPS direct WDC to enable (in the short term) through its planning documents the required enhancement of infrastructure, and provision of servicing area. Improved infrastructure and expanded land area is required to be provided for reticulated wastewater, stormwater, and water supply servicing required to make feasible the sustainable future of the Matangi Village. The Committee has previously made a submission to the WDC Long Term Plan to accommodate future community and business growth in Matangi for wastewater, stormwater and water supply.

2.2.2 The infrastructure required for footpath, cycling and public transport links:

✚ Matangi Road is currently the direct preferred route of many residents in the Matangi Village who travel by motor vehicle (and cyclists) to and from Hamilton and other locations and this will continue. This use is expected to increase in years to come and as the Waikato Expressway is completed:

- The continuation of the planned provision along Matangi Road of a footpath/cycleway to the Assisi Home from Matangi Village³.
- Continuation of the planned provision of a footpath from Matangi Village to the Matangi Hall in Tauwhare Road.
- Planned provision for public transport options including a bus bay and shelter including protection of the Hautapu branch rail corridor should it be required in the future⁵.

Appendix 1 of this document provides further detail of the Future Proof current and draft strategy alignment.

3.0 Statutory Regulation hierarchy that supports the MCC Vision

3.1 The Local Government Act 2002^B (updated 2012)

The relevant parts of Section 3 (Purpose) of the Act state:

(c) promotes the accountability of local authorities to their communities; and

(d) provides for local authorities to play a broad role in meeting the current and future needs of their communities for good-quality local infrastructure, local public services, and performance of regulatory functions.

3.1.1 MCC request that the DFPS explicitly emphasise this statutory responsibility of WDC to its community.

3.2 The Resource Management Act 1991^C

The relevant parts of Section 5, Part 2 (Purpose) of the Act state:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
- (a) **sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and**
- (c) **avoiding, remedying, or mitigating any adverse effects of activities on the environment.**

3.2.1 It is submitted that planning for up to 250 allotments of the suggested size on land immediately adjoining the Matangi Village poses an outcome that presents less effects than a continuation of the same with the same number of large Country Living allotments, such as has been created in Tamahere.

3.3 The DFPS Vision and Objectives

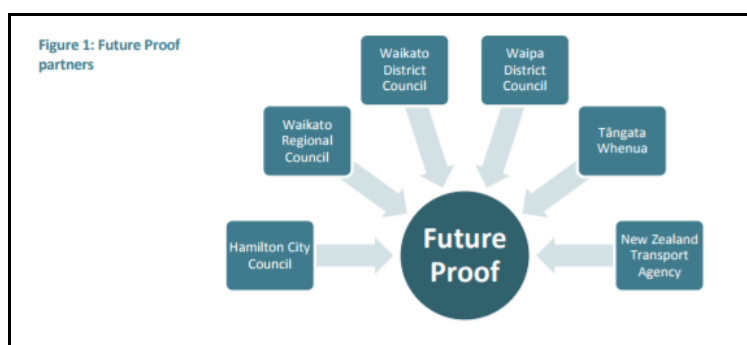


Image 1: Futureproof Strategy Partners. Source: Page 6, DFPS.

3.3.1 That the DFPS direct WDC to align District Plan zoning fully with the current and the DFPS intent in accordance with this submission. This approach is to include the Waikato Regional Policy Statement (WRPS) objectives within interpretation and application of the current operative Waikato District Plan and within the review formulation of the draft proposed Waikato District Plan. Matangi Village is mentioned in the current Futureproof strategy maps and the DFPS as being covered by its scope. **The Matangi Village is not excluded from the intent of the existing or DFPS document as seemed to of occurred in the past.** In terms of objectives for Growth for Rural Areas and Villages the draft Futureproof Strategy May 2017^D states (pages 10 and 11):

- ✚ **Effective Governance, Leadership, Integration, Implementation and Productive Partnerships:**
 - MCC see their involvement as an integrated and productive partnership as an essential and functional relationship with those who hold Matangi Village best interests. **We request that the DFPS formalise this relationship with Council.**
- ✚ **Diverse and Vibrant Metropolitan Centre linked to Thriving Town and Rural Communities and Place of Choice – Live, Work, Play, Invest and Visit (key objectives listed below):**
 - Ensure the sub-region's towns and villages retain their individual and distinct identities with thriving town centres that support people to live, work, play, invest and visit.
 - Promote increased densities in new residential development and more intensive redevelopment of existing urban areas.
 - Encourage development to locate adjacent to existing urban settlements and nodes in both the Waikato and Waipa Districts and that rural-residential development occurs in a sustainable way
 - Maintain the separation of urban areas by defined and open space and effective rural zoning.
 - Recognise and provide for the growth of urban areas and villages within agreed urban limits.

- Support existing commercial centres, towns and villages within the sub-region so these places remain vibrant and valued.

Page 30 of the DFPS under heading 5.4 states that ***'the Waikato District is currently facing significant pressures in relation to some of its villages. This is likely to intensify post the Waikato Expressway completion in 2020. To manage this, (implies Council) to show leadership and avoid a potential proliferation of private plan changes, it is intended to further investigate whether it is desirable to select one or two villages and prioritise these for future growth and servicing. This approach would see future development being concentrated in one or two existing villages rather than being scattered across a number of areas.***

3.3.2 The MCC suggests that further development of Matangi within a defined area is clearly foreseeable as a priority for the region and that it must be the key village for this prioritisation. The very close proximity to Hamilton and the Waikato Expressway (within 2km of Matangi) combine with ongoing significant levels of latent demand for rural land to be fragmented into rural residential allotments. This pressure is evidenced by the rural sprawl of Country Living allotments at nearby Tamahere. This development proceeds unrestrained while growth of the Matangi Village to balance and potentially accommodate residential (quarter acre) demand is stifled by current WDC planning controls. These controls place this land into the Rural Zone, with minimum lot sizes of 8,000m² within a 20 hectare minimum sized property of which there are few. These controls are not conducive to incentives to develop the Matangi Village. This is evidenced by a stark lack of growth of the residential core of the Matangi Village, and Matangi area in general under the current District Plan, which has had the effect of almost stopping development of rural zoned land in this area and most parts of Waikato District Rural zoned land.

These factors of Matangi is very close proximity to Hamilton City, the Waikato Expressway, and current demand for development of rural land mean it is foreseeable to Matangi the prime candidate for investigation of the DFPS and Council led zoning plan changes. This needs to include upgrading/supply of reticulated infrastructure.

Matangi Village can be the key receptor of current growth pressure rather than the Rural Zone land around it. The MCC is of the view that Country Living style development around Tamahere has, to date, been fully catered for at the almost total expense of the practical and foreseeable need to expand the Matangi Village. Our approach set out aims to manage growth pressures in a manner which could also accommodate much of the latent rural land demand for Country Living opportunities, by providing quarter acre sized properties instead of larger 5000m² properties where people end up mowing a large proportion of the 5000m² which is a waste of productive land and time sitting on a ride on mower. Appendix 6 provides reasoning.

The approach set out by MCC produces an improved planning approach and outcomes. This will mitigate potential effects of development particularly the loss and fragmentation of prime agricultural land. The MCC are concerned of the community plan has not really progressed into any WDC planning documentation since 2013 and that the submission may help to promote its community plan further into future changes to the WDC District Plan. As of now there is no ability for the Matangi Village to absorb demand for new properties to grow the community to any degree. The MCC believes land use in the Matangi area should occur much more efficiently to allow some growth.

3.3.3 The current Future Proof Strategy 2009^E and the Future Proof Growth Strategy and Implementation Plan 2009^{E2} also sets out an objective of 8-10 households per ha in Waikato serviced rural villages for greenfield development. MCC expresses the view that this density should be explicitly included in the DFPS objectives and policy which should also direct WDC to set rules in the review of the current Waikato District Plan that will directly achieve this outcome for the Matangi Village⁶.

3.4 The Waikato Regional Policy Statement^F (WRPS) 20 May 2016

Appendix 2 of this document⁷ sets out the relevant WRPS Objectives and Policies. This submission complies and aligns with the following:

Part A, Issue 1.4 Managing the Built Environment, Policy 6.1 - Planned and co-ordinated subdivision, use and development. Policy 6.3 – Co-ordinating growth and Infrastructure. Policy 6.13 – Governance Collaboration in the Future Proof Area. Policy 6.15 – Density targets for the Future Proof Area. Policy 6.16 - Commercial Development in the Future Proof Area, Policy 6.17 – Rural – Residential Development in the Future Proof Area.

Part A Objective 3.1 - Integrated Management, Objective 3.2 – Resource Use and Development Objective 3.3 Decision Making, Objective 3.10, Sustainable and Efficient Use of Resources, Objective 3.12 Built Environment, Objective 3.21 Amenity, Objectives 3.25 and 3.26 Soil values and high-class soils.

Part B Policy 4. 1 – Integrated Approach, Policy 4.2 Collaborative Approach, Policy 4.4 Regionally significant primary production.

The MCC submits that the responses set out in Appendix 2 demonstrate that the intent of this submission if implemented will allow WDC to comply with the overarching objectives and policies of the Operative WRPS 2016.

3.4 The Operative Waikato District Plan⁶ key issues, objectives and policies, including the Waikato District Growth Strategy.

Appendix 3 of this document⁸ sets out the relevant matters that this submission aligns and integrates with:

Issue 1.5 Rural Land. 1.6 Towns and Villages, including 1.6.5. 1A.1 Waikato District Growth Strategy. 1A.2 Managing Growth Pressures - Towns, Villages and defined growth areas the focus of development. 1A.1 Waikato District Growth Strategy, 1A.2 Managing Growth Pressures, 1A2.9 Rural areas are maintained as a resource for productive rural activities.

6 Scattered Development, 7.2 Energy Efficiency, 13.2.6 Amenity Values of Localities

3.5 Summary

The above strategic documents inform the purpose, intent and content of this submission which also builds on the 2004-2007 Community consultation undertaken by Council that resulted in the Community Plan document which projected ideal growth outcomes for Eureka, Matangi, Newstead and Tauwhare 2013-2023. The MCC states that it is in support of the principles and objectives set out in this document, while noting that it supports effective implementation for reticulated infrastructure services being made available for wastewater, stormwater and enhanced public water supply capacity in Matangi.

This submission aligns and complies with the relevant objectives and policies of the key strategic documents that are relevant. MCC remain concerned that the WDC have not aligned zoning in and around Matangi to align with their own current strategic intent in the current operative Waikato District Plan. **It is recommended that the DFPS direct WDC to implement the considerations of this submission.**

	Appendix 1:	Alignment with the DFPS: Reasons for key MCC objectives
Super-script ref.	Key Issue	Response
1	Role of Futureproof: Provide sub-regional leadership on growth management, infrastructure planning and development.	MCC submits that the approach set out in this submission will help absorb and decrease latent demand for rural zoned land and is the best outcome that can be achieved for sub regional growth compared to the current situation.
2	Setting sub-regional policy and approaches relevant to the Future Proof Strategy and using these to inform key regional documents such as the Waikato Regional Policy Statement (RPS), Waikato Regional Land Transport Plan (RLTP) and the Waikato Plan.	<p>The MCC submits that to keep repeating what has occurred at Tamahere in terms of large country living type blocks which has seen sprawling rural-residential allotments, is not sustainable in the short to medium term.</p> <p>Creating an Identifiable and sustainable Matangi Village in a manner that addresses balanced growth:</p> <p>The current 'rural sprawl' can be constrained by the approach set out of rezoning land adjacent to and adjoining Matangi. This approach can encourage Village intensification and identity. The benefit is improved retention of rural productivity and rural character.</p>

	<p>Key Issue: Sustainable and economically focused development.</p>	<p>It is important that as the District and Hamilton City grow in an integrated manner and land use intensifies around Villages, sustainable use of high quality rural productive land is emphasised. This means identifying Village margins in a coherent manner that allows for growth with allotments just large enough to create a peri-rural feel, but also with reticulated services to combine the attraction of rural lifestyle opportunity with an environmentally and economically sustainable village.</p> <p>We recommend that the DFPS direct Council to provide for allotment sizes up to 1,012m² (quarter-acre) has been recently used just outside of Cambridge with the St Kilda development (with Lots sizes of 1000-1500m²), as a nearby example that works.</p> <p>Response 6 below also addresses this matter.</p>
4	<p>Infrastructure/facilities – where this affects more than one Future Proof partner and transcends boundaries (especially transport).</p> <p>Key Issue: Matangi Road and Cycling</p>	<p>The MCC recommends that the DFPS explicitly direct Council to include provision for cycling and other healthy exercise options add to the living amenity options available for residents of Matangi Village. Cycling provision shall recognise that for inexperienced cyclists, ‘cruisers’ and children shared paths are a better safety option. There are many fitness orientated cyclists who currently use Matangi Road for training.</p> <p>There is no immediately viable alternative reasonably direct through route for cyclists to avoid main routes between Hamilton and Matangi. Matangi Road is a main arterial route for cyclists leading to several other quiet country roads off the main routes. It can and should continue to serve this function and that of achieving health national policy statement outcomes (healthy exercise, living amenity options), as it has for decades, as well as its main function of serving motorists access needs. As such we have asked in the WDC Long Term Plan (LTP) for the funds to be allocated for a combined pedestrian/cycle path linking Matangi and end of the existing path which ends opposite Yumedy Lane on Matangi Road.</p>
6	<p>High-level planning and achieving Future Proof outcomes.</p> <p>Key Issue: Imbalanced Growth Incentives require to be balanced.</p> <p>Key Issue: Strategic Objectives and Policies are achieved (rather than frustrated) by Council Planning Rules.</p>	<p>The MCC recommends that it is now timely that the DFPS explicitly direct WDC to change their approach to encourage balanced development. The measures outlined in this submission provide a more sustainable and reduced effects development outcome than current WDC planning practice. The alternative approach sought is aligned with the principal intent of Section 32 of the Resource Management Act 1991.</p> <p>MCC has considered its approach in a broad scale strategic and economic lens. The community is keen to see Matangi build and retain a distinct identity. A significant and imbalanced level of rural lifestyle development on 1-5ha sized allotments has already occurred in and near the Matangi Village compared to expansion of the Village. There is a need to plan for and incentivise more concentrated growth in and immediately adjoining Matangi in the WDC proposed District Plan review. The MCC recommended approach will also better comply with the Future Proof Strategy and with the sustainable outcomes sought by that strategy and the WRPS.</p> <p>In the Committee’s view, the current operative Waikato District Plan (Waikato Section) does not have adequate tools to achieve the second strategic outcome of the current Futureproof Strategy of development clustered around villages. Allotments around 1,012m² in area provide both a rural and village use that can be accommodated within a Village identity.</p> <p>The current and draft Future Proof Strategy intent clearly applies to Matangi. The aims of the MCC are also reasonable, clearly defined, and logical. The objectives set out in this submission are achievable with appropriate forward planning. Notwithstanding that this submission is not a feasibility study, the objectives set out are consistent with matters previously placed with WDC by the MCC.</p>

	Appendix 2:	MCC Submission alignment with the relevant Waikato Regional Policy Statement (WRPS) 2016 Objectives and Policies
Superscript reference	Key Issue	Response
7	Part A, Issue 1.4 Managing the Built Environment	<p>g) increasing impacts on and conflicts with existing resource users</p> <p>i) the integrated relationship between land use and development, and the transport infrastructure network</p> <p>j) the contribution of regionally significant industry and primary production to economic, social and cultural wellbeing, and the need for those industries to access natural and physical resources, having regard to catchment specific situations;</p> <p>k) Increased need for the future provision of infrastructure to respond to resource demands from within and outside the region and the need to enable efficient installation of that infrastructure;</p> <p>l) the availability of water to meet existing, and reasonably justifiable and foreseeable domestic or municipal supply requirements to support planned urban growth</p> <p>The MCC submits that the submission as proposed is achievable and best satisfies these objectives of the WRPS.</p>
7	Part A, Policy 6.1 - Planned and co-ordinated subdivision, use and development.	<p>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: a) has regard to the principles in section 6A; b) recognises and addresses potential cumulative effects of subdivision, use and development; c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and d) has regard to the existing built environment.</p> <p>The MCC submits that the submission as proposed best satisfies the Policy of the WRPS and that a scoping would evidence that the proposal has a lesser cumulative long-term impact than a continuation of current development practices.</p>
7	Part A, Policy 6.3 – Co-ordinating growth and Infrastructure.	<p>a) The nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure.</p> <p>b) The spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan.</p> <p>c) The efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained.</p> <p>d) N/A.</p> <p>e) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies</p> <p>The MCC submits that the submission as proposed is achievable and best satisfies these objectives of the WRPS.</p>
7	Part A, Policy 6.13 – Governance Collaboration in the Future Proof Area.	<p>Waikato Regional Council, Hamilton City Council, Waipa District Council and Waikato District Council will work collaboratively with respect to growth management in the Future Proof area.</p> <p>The MCC Submits that this submission and objective also promotes a needed consistency of approach between Council planning practice</p>

		<p>and Strategic document intent. The required alignment is not being achieved by the current rules of the WDC District Plan. Sustainable balanced development growth in the Matangi Village is almost absent relative to rural-residential allotment development on Rural Zoned land.</p> <p>WDC'S current lack of appetite to fund provision of further reticulated infrastructure in Matangi and resorting to the 'easiest development approach' are not the outcomes that are required by FPS or the WRPS. Multiples of private on-site septic systems and associated private infrastructure spread over a wide area if each is not well managed by private individuals can result in long term catchment impacts. Those impacts are potentially greater in effect and risk management than reticulated services concentrated in a defined village where such growth is more properly accommodated on a more constrained manner.</p>
7	Part A, Policy 6.15 – Density targets for the Future Proof Area.	<p><i>Greenfield development in Waikato District rural villages where sewerage is reticulated, 8 – 10 households per hectare.</i></p> <p>The MCC submits that the submission as proposed is achievable with the provision of reticulated infrastructure.</p>
7	Part A, Policy 6.16 - Commercial Development in the Future Proof Area	<p>MCC suggest that some increase of commercial activity potential will be a good outcome for Matangi businesses, and that increased residential activity will enhance this. It may also assist to remove some sub-regional trips and make potentially more efficient use of transport infrastructure.</p>
7	Part A, Policy 6.17 – Rural – Residential Development in the Future Proof Area	<p>Management of rural-residential development in the Future Proof area will recognise the pressure from, and addresses the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and: a) the potential adverse effects (including cumulative effects) from the current high demand for rural-residential development comparative to other available forms of development within Matangi.</p>
7	Part A, Objective 3.1 - Integrated Management.	<p>The MCC submits that this submission supports and addresses the relevant parts of the objective:</p> <ul style="list-style-type: none"> <i>d) the needs of current and future generations;</i> <i>e) the relationships between environmental, social, economic and cultural wellbeing;</i> <i>f) the need to work with agencies, landowners, resource users and communities; and</i> <p><i>the interrelationship of natural resources with the built environment.</i></p>
7	Part A, Objective 3.2 – Resource Use and Development.	<p>The MCC submits that this submission supports and addresses the relevant parts of the objective:</p> <ul style="list-style-type: none"> <i>a) access to natural and physical resources to provide for regionally significant primary production activities;</i> <i>b) the life supporting capacity of soils, water and ecosystems to support primary production activities;</i> <i>e) the availability of water for municipal and domestic supply to people and communities.</i>
7	Part A, Objective 3.3 Decision Making.	<p>g) The MCC submits that the approach suggested in this submission supports the relevant parts of the objective. It is aligned across legislation, national and regional strategies, and considers integrated approach. The submission recommends an appropriate planning timeframe (recognises time may be needed for change to occur), has regard to cumulative effects from activities, is based on the best available information, and is the result of input from key stakeholders.</p>

7	Part A, Objective 3.10, Sustainable and Efficient Use of Resources.	The MCC submits that the approach suggested in this submission supports the best use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient. The approach builds these elements into managing the foreseeable demand and growth in and around the village of Matangi.
7	Part A, Objective 3.12 Built Environment.	The MCC submits that this submission supports and addresses the relevant parts of the objective: Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes.
7	Part A, Objective 3.21 Amenity.	The MCC submits that this submission supports and addresses the relevant parts of the objective: The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced. This is achieved by a defining focus on the identity of the Matangi Village which should assist to retain the rural character as being distinct.
7	Part A, Objectives 3.25 and 3.26 Soil values and high-class soils.	The MCC submits that this submission supports and addresses the objectives the important retention of high quality and valuable soil for regional production capacity.
7	Part B, Policy 4. 1 – Integrated Approach	The MCC submits that this submission supports and addresses the relevant parts of the policy: <i>a) Recognises the inter-connected nature of natural and physical resources b) maximises the benefits and efficiencies of working together; d) responds to values of the resource and the diversity of effects (including cumulative effects) that can occur; e) maximises opportunities to achieve multiple objectives; f) takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends; g) applies consistent and best practice standards and processes to decision making; and h) establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.</i>
7	Part B, Policy 4.2 Collaborative Approach	The MCC encourages collaboration.
7	Part B, Policy 4.4 Regionally significant primary production	This submission is designed to assist to help protect land that is needed for regionally significant primary production.
	Appendix 3	MCC Submission alignment with the relevant Waikato District Plan (DP) 2013 Objectives and Policies
Superscript reference	Key Issue	Response
8	1.5 Rural Land	The MCC submits that this submission supports and addresses the relevant parts of the objective: <i>Activities affecting ...rural character, high quality soils and need to be managed to avoid adverse effects on the environment, including cumulative effects. There is potential for conflict between rural activities and other land uses including residential activities on lifestyle blocks. It is necessary to ensure that the continued, effective operations of farming activities or productive rural activities are not adversely affected by lifestyle activities. Urban forms of development will therefore be focused primarily into towns and village(s).</i>
8	1.6	The MCC submits that this submission supports and addresses the relevant parts of the objective: <i>(c) urban forms of growth will be focused into existing towns and villages which will be consolidated.</i>

		<p>(d) services will be provided for new residential development.</p> <p>1.6.5 Rural Villages</p> <p><i>An increase in residential use in key villages near Hamilton is promoted as a way of meeting some of the demand for larger residential allotments, while addressing the potential adverse effects of rural subdivision.</i></p>
8	1A.1 Waikato District Growth Strategy	<p>The MCC submits that this submission is a strategic approach that supports and addresses the relevant parts of the objective:</p> <p><i>The district experiences significant pressure for development. A number of factors drive these growth pressures: the qualities and characteristics of the Waikato landscape...employment opportunities, the proximity of the ...Hamilton urban area and the convenience of rail and strategic road corridors.</i></p> <p><i>The district population is expected to double by 2061 with a consequent increase in the demand for land, infrastructure, services and amenities. A similar rate of growth is anticipated across the wider sub region.... including the Waikato District, Waipa District and Hamilton City. A strategic approach is necessary to ensure that this level of development can be accommodated in a sustainable manner.</i></p> <p><i>A key issue for the district is to ensure that population growth and associated built development is managed in a way that results in efficient and high amenity urban areas and avoids compromising the characteristics of rural areas including the productive capacity of the rural resource.</i></p>
8	1A.2 Managing Growth Pressures	<p>The MCC submits that Matangi should be defined in the DFPS as a key village growth area by the WDC to accord with its own Strategic Planning direction:</p> <p>1A.2.3 <i>Subdivision, use and development of a rural-residential nature should occur within defined growth areas where infrastructure and services can be efficiently and economically provided.</i></p> <p>1A.2.4 <i>New growth areas, including new rural residential areas, should be identified and planned for in conjunction with towns and villages where they support local services and minimise adverse effects on productive rural activities and lawfully established rural-based activities.</i></p>
8	1A2.9 Rural areas are maintained as a resource for productive rural activities	<p>The MCC submits that Matangi should be defined as a key village growth area by the DFPS and the WDC to accord with WDC's own District Plan Strategic Planning direction to assist to achieve the objectives of this submission:</p> <p>1A.2.12 <i>Subdivision, use and development that is not directly associated with productive rural activities should occur in towns, villages and other defined growth areas.</i></p>
8	6 Scattered Development	<p>The MCC submits that the provision of approx. 250 allotments within Matangi will provide an efficient economy of scale for the provision of reticulated infrastructure will accord with Policy 6.2.2. It would assist to not reduce the flexibility of options for use of agricultural land in the future compared to the current strong focus of provision of Country Living type lots.</p> <p>6.3.1 MCC submits the proposal complies with this objective: <i>This objective encourages urban consolidation to safeguard the environment, promote community wellbeing, and ensure public infrastructure and utilities are used as efficiently as possible. In smaller villages that are not fully serviced, a compact urban form is desirable to achieve the economies of</i></p>

		<p>scale necessary to provide new services. The objective also contributes to other objectives of the plan relating to preserving agricultural land, rural character ...and landscapes.</p> <p>6.3.4A Rural Residential Development:</p> <p>The MCC disagrees with part of the following clause as it is inconsistent with other parts of the Waikato District Plan and sees this as an example of inflexibility as rural-residential type development should be able to occur on allotments of 1,012m² in a defined Matangi Village area.</p> <p>It is requested that the DFPS direct Council to appropriately align its practice with its District Plan strategic direction.</p> <p>Rural residential subdivision and development should be focused into a defined growth area (the Country Living Zone) where infrastructure, utilities and services exist, or are planned for the future and to a limited degree in the Rural Zone.</p> <p>...The cumulative effects of rural residential subdivision, use and development in the Rural ...Zones can have significant impacts over time which require effective management.</p>
8	7.2 Energy Efficiency	<p>The MCC submits that the provision of approx. 250 allotments within Matangi will provide an efficient economy of scale for more efficient use of the transport network compared to equivalent provision of lots in the Country Living Zone.</p> <p>7.2.3: Transport networks should be designed so that the number, length and need for vehicle trips is minimised, and reliance on private motor vehicles is reduced.</p>
8	13.2.6 Amenity Values of Localities	The MCC submits that the implementation of the content of the subdivision will create a distinctive identity for Matangi and delineate it from the adjoining Rural and Country Living Zoned land.
Appendix 4		References
Superscript reference	Document	Source
A	Section 1.1 is adapted from A Collection of Communities... One Community Plan for Eureka, Matangi, Newstead & Tauwhare 2013-2023	https://wdcsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/community-plans/eureka-newstead-matangi---community-plan.pdf?sfvrsn=2 . Downloaded 12 July 2017
B	Local Government Act 2002	www.legislation.govt.nz/act/public/2002/0084/latest/DLM170873.html downloaded 12 July 2017.
C	Resource Management Act 1991	www.legislation.govt.nz/act/public/1991/0069/latest/DLM230265.html downloaded 12 July 2016.
D	Futureproof draft Strategy May 2017	http://www.futureproof.org.nz/file/draft-future-proof-strategy-update-120617-final-draft.pdf , downloaded 12 and 13 July 2017.
E	Futureproof Strategy 2009	http://www.futureproof.org.nz/page/46-what-is-future-proof downloaded 12 and 13 July 2017.
E2	Futureproof Growth and Implementation Plan 2009	http://www.futureproof.org.nz/page/46-what-is-future-proof downloaded 12 and 13 July 2017.
F	Waikato Regional Policy Statement	https://www.waikatoregion.govt.nz/assets/PageFiles/

		6777/2016/WaikatoRegionalPolicyStatement2016.pdf downloaded 12 July 2016.
G	Operative Waikato District Plan including the Waikato District Growth Strategy.	https://www.waikatodistrict.govt.nz/your-council/plans-policies.../plans/district-plan

Appendix 5 Maps

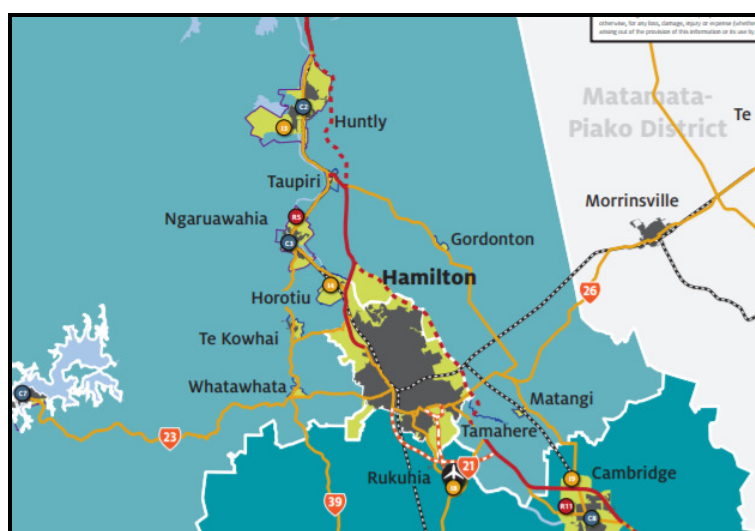


Image 2: Futureproof Strategy (final draft), p96. <http://www.futureproof.org.nz/file/draft-future-proof-strategy-update-120617-final-draft.pdf>. Downloaded 13 July 2017.

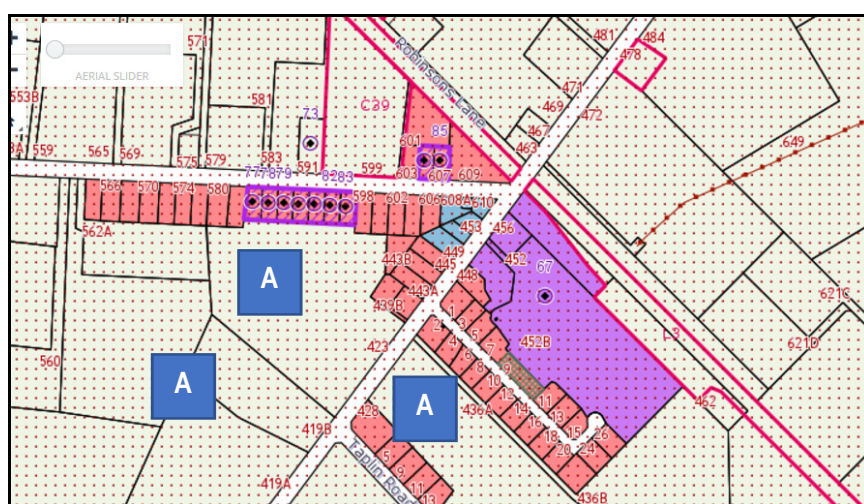


Image 3: WDC Online Zoning Map, courtesy of Intramaps/WDC GIS.

'A' represents the area of interest for rezoning.

<https://waikato.intramaps.co.nz/IntraMaps80/?project=Waikato&configId...f643>. Downloaded 13 July 2017.