



DISTRICT PLAN



Proposed Plan Change 3 - Temple View Boundary Alteration

SUMMARY OF SUBMISSIONS

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Submitter Number	Name/Company
01	David Walmsley
02	Patrica Pickin
03	Meshweyla Macdonald
04	The Church of Jesus Christ of Latter-Day Saints Trust Board
05	Crystal Mann
06	Fay & Mark Bell
07	NZ Transport Agency
08	Waikato Regional Council

Submitter Number	Name	Submission Point	Topic	Support/Oppose	Summary
01	David Walmsley	01.01	General	Support	Supports the provisions of the proposed plan change so the land is no longer subject to the Rural Zone provisions of the Waipa District Council.
02	Patrica Pickin	02.01	General	Oppose	Oppose the Plan Change as any new subdivision will increase traffic on already congested Wallace and Whatawhata roads. Seeks that there is no road link between the new subdivision and Wallace road.
03	Meshweyla Macdonald	03.01	General	Oppose	Objects to the RMA Plan Change and submission process as it is a waste of time and money as Council ignores laypersons submissions favouring experts and property developers.
04	The Church of Jesus Christ of Latter-Day Saints Trust Board	04.01	General	Support	Support the Plan Change subject to specific amendments.
		04.02	Rule 5.1.4.1 (a) Appendix 1- Figure 4-5	Support in part	Seeks amendment of Figure 4-5, Appendix 4, Volume 2 to by removing the following from the figure: <ul style="list-style-type: none"> - Heritage Building A 'David O McKay Building' - Covered walkway walling from Precincts 1 and 2 and amending the associated legend. - Amend the Signification Natural Area to the extent shown on Features Map 60B as notified in the Plan Change.
		04.03	5.2 Objectives and Policies	Support in part	Seeks the amendment the Explanation of Objective 5.2.7 by deleting the second paragraph as it is outdated and does not assist in the understanding of the Objective and Policies.
		04.04	5.3.4 Activity Status Table – Temple View Zone	Support in part	Seeks Amendment 5.3.4.2 a) to provide for Accessory buildings Discretionary Activity within the Heritage Precinct Area by either amending a) or inserting a new 5.4.3 b).
		04.05	5.3.4 Activity Status Table –	Support in part	Seeks amendment of 5.3.4 e) to provide for Ancillary Residential Structures as a Discretionary Activity in the

		Temple View Zone		Heritage Precinct (Precinct 5) instead of the notified Non-Complying Activity.
	04.06	5.3.4 Activity Status Table – Temple View Zone	Support in part	<p>Seeks deletion of reference of the privacy wall adjoining Tuhikaramea Road from Rule 5.3.4 ai).</p> <p>Seeks deletion of the following rules that relate to the privacy wall on Tuhikaramea Road:</p> <ul style="list-style-type: none"> • 5.3.4 ah) (iii) • 5.3.4 al) • 5.3.4 bd)
	04.07	Table 5.4.6b – building setbacks	Support in part	Seeks deletion of notified rule 5.4.6b) and inserting a numerical distance of 5m.
	04.08	Rule 5.4.10	Support in part	Seeks the deletion of Rule 5.4.10 b)
	04.09	Rule 5.6 a)	Support in part	Seeks the amendment of Rule 5.6 a) vii. by deleting the words ‘except in Temple View Zone’
	04.10	23.7.3 a) & b) – General Residential Zone, and All Special Character Zones.	Support in part	Seeks the amendment of Rule 23.7.3 a) or b) by deleting the words “within the Character of the Temple View Zone” from one of the rules.
	04.11	Volume 2, Appendix 1, Schedule 1.3.3	Support in part	Seeks amendment of Matter of Discretion E16 by deleting the words “and the consistency of design of the privacy wall separating the covered walkways form Tuhikaramea Road”
	04.12	Volume 2, Appendix 1, Section 1.4.9.2	Support in part	Seeks the amendment of Paragraph 5 to recognise that the majority of buildings have been removed and the site context has changed.
	04.13	Volume 2, Appendix 1,	Support in part	Seeks amendment the Figures 1.4.9a, b, c and d by updating the aerial photograph from the 2012 to 2019.

			Figures 1.4.9a, b, c and d		
		04.14	Volume 2, Appendix 1, Section 1.4.9.2	Support in part	Seeks amendment of the wording of Paragraph 6 and 8 to remove reference to the Teacher Housing and to correct spelling and grammatic errors.
		04.15	Volume 2, Appendix 1, Section 1.4.9.3	Support in part	Seeks the amendment of Paragraph 1 to improve the readability of the paragraph.
		04.16	Volume 2, Appendix 1, Section 1.4.9.4.1a)	Support in part	Seeks the amendment of a) to clarify what the what an application within a precinct need to provide.
		04.17	Volume 2, Appendix 1, Section 1.4.9.4.2	Oppose	Seeks the review, by the Hamilton City Council, of the Character Statements 1 – The Tuhikaramea Road Corridor, 2 – The Former Teacher Housing Corridor, 3 - The Former Church College of New Zealand Campus in respect of describing the master-planned development, demolition of heritage buildings and landform changes.
		04.18	Features Map 51B and 60B Schedule 8A	Support in part	Seeks the removal of Heritage item H106 from the map and the schedule.
05	Crystal Mann	05.01	General	Oppose	Oppose the change of land use from rural as the addition of 14ha will significantly alter the character of Temple View. There is no demand for the housing and the peatland is not suitable for housing.
06	Fay & Mark Bell	06.01	General	Neutral	Seek further consultation and technical reporting to be undertaken in regard to stormwater management. In particular on the impact the current preloading, rezoning and subsequent development will have on the surrounding

					properties and on the existing stormwater drain on the submitters property.
		06.02	Reverse sensitivity	Neutral	Seek that residents within the new residential development will not have recourse to object to existing neighbouring farming activities.
		06.03	Dust and noise	Neutral	Seek the management and monitoring of dust and noise levels during the construction of the development phase to ensure it does not detrimentally affect their farming activities.
07	NZ Transport Agency	07.01	General	Support	Support the plan change to rezone the land for residential development.
		07.02	Transport	Neutral	Seeks further work is undertaken by Hamilton City Council identify any necessary upgrades to ensure the surrounding network, specifically Tuhikaramea Road intersection with SH23/SH39, can safely accommodate the traffic from the development.
08	Waikato Regional Council (LATE SUBMISSION)	08.01	General	Support in part	Supports the plan change in principle.
		08.02	Significant Natural Areas (SNA) mapping	Support in part	Supports the reduction of the SNA boundaries to reflect the actual extent of the SNA areas. However, the submitter seeks consideration of mapping additional areas where new Kahikatea have been planted as SNA's.
		08.03	Public Transportation	Support in part	Seeks consideration of requiring public transport compatible road networks and associated infrastructure during the early planning development of the land in consultation with the Waikato Regional Council.