

Public Notice of Proposed Private Plan Change 56 (Lockerbie Plan Change, Morrinsville)

Schedule 1 of the Resource Management Act 1991



te kaunihera ā-rohe o
matamata-piako
district council

Matamata-Piako District Council has accepted a private plan change request to the Operative Matamata-Piako District Plan from Lockerbie Estate Limited and Lockerbie Estate No. 3 Limited (Lockerbie) under Schedule 1 to the Resource Management Act 1991(RMA).

Proposed Private Plan Change 56 (Lockerbie Plan Change) is a proposal that seeks to rezone approximately 78 hectares of land (described below) at 76 Taukoro Road, 182 Morrinsville-Tahuna Road and Lockerbie Street, located at the northern extent of Morrinsville:

- **from** Rural Zone (Future Residential Policy Area Overlay);
- **to** Residential Zone and Medium Residential Zone with a supporting Development Area Plan, and provision for a Precinct overlaying part of the Medium Density Residential Zone that provides for differing performance standards.

Description of Plan Change Site

Legal Description	Owner	Area
Lot 7002 DP 549793	Lockerbie Estate Limited	36.6476 ha
Part Lot 2 DP 7445	Lockerbie Estate No. 3 Limited	40.5472 ha
Lot 6001 DP 549793 Local Purpose (Stormwater) Reserve	Matamata-Piako District Council	0.9235 ha
Total		78.1183 ha

The proposal provides for approximately 1,200 additional dwellings (single dwellings, duplexes and terraced housing), recreational reserves, cycle/ pedestrian networks, transportation connections, new infrastructure and utilities.

The plan change may be inspected electronically at any Council office or library, or online at: mpdc.nz/lockerbie. Please contact Kumesh Naidu on 07 884 0060 ext 7800 if you have any questions about the plan change.

The following persons may make a submission on the plan change:

- The Matamata-Piako District Council itself may make a submission.
- Any other person may make a submission. However, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the plan change that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

You may make a submission to the Matamata-Piako District Council by one of the following methods:

- Complete online at mpdc.nz/lockerbie
- Download, complete and email a submission form to submissions@mpdc.govt.nz; or take it into your local office.

The submission must be in accordance with Form 5 as set out in Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 and must state whether or not you wish to be heard on the submission. Copies of the form are available online at mpdc.nz/lockerbie.

Submissions close at 4.30pm on Thursday, 24 February 2022.

The process for public participation in the consideration of a plan change under the Resource Management Act 1991 is as follows:

- After the closing date for submission, the Matamata-Piako District Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected.
- There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - Any person representing a relevant aspect of the public interest.
 - Any person who has an interest in a plan change greater than the general public has.
 - The Matamata-Piako District Council itself.
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held.
- The Matamata-Piako District Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within two years of notifying the plan change and serve it on every person who made a submission at the same time.
- Any person who has made a submission has the right to appeal against the decision on a plan change to the Environment Court if, in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the plan change.