

CALCUTTA FARMS NO 2 LTD
SUBMISSION ON PRIVATE PLAN CHANGE 58: AVENUE BUSINESS PARK
TO THE MATAMATA-PIAKO DISTRICT PLAN

under Schedule 1, Resource Management Act 1991 (RMA)

To: Matamata Piako District Council
35 Kenrick Street
Te Aroha
(by email: submissions@mpdc.govt.nz)

Submitter Details: Calcutta Farms No 2 Ltd

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Background

1. This submission is made by Calcutta Farms No 2 Ltd (the Submitter) on Plan Change 58 (PC58) to the Operative Matamata Piako District Plan (ODP).
2. The Submitter is the owner of a property at 194 Tauranga Road and 17b Weraiti Drive, Matamata, which is the subject to Plan Change 57 – Calcutta Farms Ltd (PC57).
3. PC57 seeks to rezone approximately 49ha of land located at the above properties from Rural Zone to General Industrial Zone (GIZ) in conjunction with the inclusion of the Calcutta Development Area Plan (CDAP). As part of PC57 new GIZ provisions have been prepared in accordance with the National Planning Standards along with consequential amendments to the ODP.
4. PC57 was lodged in August 2022, was accepted for notification on the 28 September 2022, has been notified for both submissions and further submissions and a hearing is expected in the last quarter of 2023.

Reason for Submission

5. PC58 seeks to utilise the same GIZ provisions that are been introduced by PC57, along with the other consequential amendments that being introduced into the ODP to reflect those new provisions.
6. Although those provisions are not yet operative, any changes proposed by PC58 to those provisions, may influence the development of the PC57 land. For this reason, the Submitter has an interest in PC58 for the purpose of ensuring that any amendments to the GIZ provisions (or other provisions of the ODP) sought by PC58 do not have unintended consequences for the future development of the Submitters property.

Submission

7. The Submitter generally supports the GIZ provisions that are proposed through PC58, being that they generally reflect the latest set of provisions that have been agreed, in principle, with Matamata Piako District Council for PC57.
8. Should the provisions be refined further, through PC58, the Submitter would like to be part of those discussions and have the ability to seek further changes/amendments, due to the interrelated nature of the two plan changes. To enable this, this submission relates to the whole plan change and all provisions.
9. One additional change is also sought, to improve clarity of the landscaping requirements that apply within the GIZ and specifically to the PC58 land. This change is summarised in the following table.

	Section of Plan and Provision Reference	Support/Oppose	Reason	Decision Sought
1	GIZ-R2(5) Landscaping	Oppose in part	<p>This provision includes a site-specific landscaping requirement for the Avenue Business Park at clause (b) that requires their boundary with the rural zone to be landscaped to a minimum depth of 5m.</p> <p>Although clause (b) only relates to the Avenue Business Park, clause (c) specifies what that planting is to include, being one planted tree for every 10m of rural zone boundary length. Although the intention is not that the PC57 land would be subject to the same planting requirements, where it adjoins the rural zone, this is not abundantly clear. There are consequently two ways to rectify this as described in the following column.</p>	<p>Option 1 would be to remove the specific landscaping requirement from GIZ-R2(5) and relocate it to the site-specific requirements under proposed Rule 9.6.3 – Landscaping, being provisions that only apply to the Avenue Business Park. The location of this planting could also be defined on the Avenue Business Park Development Area Plan. This approach would be consistent with how PC57 has addressed site specific landscaping requirements that affect the CDAP land. It would also ensure that Rule 9.6.3 provides the full picture of what is required being that it currently refers location and expected height from this planting. This option is the Submitters preference.</p> <p>Option 2 is that GIZ-R2(5) could be amended to make is abundantly clear via the following minor drafting amendment.</p> <p><i>(c) Where landscaping For any landscaping that is required by (a) or (b), the landscaping must consist of a combination of grass and trees or groundcovers, shrubs and trees. The landscaping Landscaping required by (a) must also include at least one tree for every 10m of road frontage or Rural Zone boundary length. Landscaping required by (b) must include at least one tree for every 10m of Rural Zone boundary length.</i></p>

Decisions Sought

10. The Submitter neither supports nor opposes PC58 in its entirety.
11. The Submitter seeks to be involved in any further refinements to the GIZ provisions that may directly impact on PC57.
12. The Submitter seeks the decision from Council as set out in the column "Decision Sought" in the above table, as well as any consequential or further amendments to give effect to the relief sought and reasons given.
13. The Submitter will not gain an advantage in trade competition through this submission.
14. The Submitter wishes to be heard in support of this submission.
15. If others make similar submissions, the Submitter will consider presenting a joint case with them at any hearing.

Dated: 17 July 2023

Calcutta Farms No 2 Ltd by their duly authorised agent:

Bloxam Burnett & Olliver



Kathryn Drew
Land Development Manager