

**Submission No: 27**

**Submission ID:** 62532

**Submission Date:** 2022-11-09  
12:37:42

**Name (individual/organisation):**

Andrew Holroyd

**Contact person (if different from above):**

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**This is a submission on Private Plan Change 57: Calcutta Farms Limited - Industrial Zone, Matamata**

**The specific provisions of the plan change that my submission relates to are:**

How the plan change will affect the existing Infrastructure in Matamata and the benefits or disadvantages for the town.

The effects of the development on infrastructure in Matamata and the benefits of a more balanced approach to development round the fringe of the town, rather than concentrated in one area.

Specific infrastructure requirements for Matamata.

**If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:**

I will use the text box

**My submission is:**

## Plan Change 57

Submission by Andrew Holroyd

304 Esdaile Road, RD8, Tauranga, 3180.

holroyd @xtra.co.nz

I oppose the Plan Change and submit that Plan Change 57 is declined.

The reasons for my opposition to the Plan Change are described below.

I wish to speak to my submission at the hearing and I may expand on my submission. The consent application is for approximately 40 hectares of industrial land, but the application states that the zoning of the industrial land gives effect to the other 200 plus hectares of mixed-use development in the overall Master Plan. The infrastructure report by Bloxam Burnett and Oliver (BBO) also identifies the 250-hectare area as part of the overall structure plan. This area of development will significantly impact the whole nature of Matamata and directs all future development into one area with a single landowner. I find this very concerning as the area indicated will not provide balanced expansion or balanced benefit for the Matamata township as a whole. Development round the fringes of Matamata provides a better concept and ability to improve existing infrastructure during development.

The Property economics review of the ME consulting report noted that sections 7.2 and 7.3 of the ME report provided support for the consistency with Matamata's spatial structure as compared to other industrial nodes in the district. The ME consulting report on the available industrial land within Matamata Piako District does not include the 20 ha of land at the northwest side of Waharoa (Dunlop Road and Mowatt Place), which has a light industrial land use consent over it, and has been earmarked for a plan change by MPDC to industrial land for over 10 years. Waharoa has approximately 15 hectares of available land that is serviced for road access, water, power, and telecom, but not built on. Approximately 7 hectares requires stormwater mitigation while approximately 8.5 hectares of the 15 hectares is reticulated to a consented stormwater discharge. A further 3.0 hectares approximately is currently developed. This land has a sewer rising main running along the eastern boundary along Dunlop Road connected to the MPDC wastewater reticulation in Matamata. Prior to additional industrial land in Matamata being zoned industrial, MPDC should rezone the light industrial land in Waharoa, which is only constrained by the provision of wastewater disposal. This existing partially developed land would complement the industrial land in Matamata and Waharoa.

I would also like to submit on the infrastructure effects and review, looking at the areas individually.

### Transportation

I note that although the transportation section deals with the internal roading network, there is no assessment in terms of the NZTA requirements for the Banks Road intersection which the overall Plan area identified as being given effect to with this rezoning. This is a known concern and issue with the future development areas adjacent to the overall vision and indicative Masterplan.

**Upload the document containing your submission here:**

**I seek the following decision from Council:**

Decline the plan change

**Suggested amendments:**

**I wish to be present at the council planning hearing:**

Yes

**I would be prepared to present a joint case at the hearing with others making a similar submission:**

No

**I could gain an advantage in trade competition through this submission**

No

**I am directly affected by an effect of the subject matter of this submission that—**

**(a) adversely affects the environment; and**

**(b) does not relate to trade competition or the effects of trade competition**

**Upload additional info (if necessary):**

[636ae8468e60a-Submission on Plan Change 57.pdf](#)

**Notes:**

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4:30pm, Wednesday, 9 November 2022.**
- Please complete and submit this form before the closing date. Physical copies are also available and should be posted to: Matamata-Piako District Council, PO Box 266, Te Aroha or emailed to [submissions@mpdc.govt.nz](mailto:submissions@mpdc.govt.nz); or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.