

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR PLAN CHANGE UNDER  
THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** MATAMATA-PIAKO DISTRICT COUNCIL

**SUBMITTER:** Harlow Holdings Limited ("**HHL**")

**SUBMISSION ON:** Plan Change 57: Calcutta Farms Ltd ("**Plan Change 57**").

1. HHL could not gain an advantage in trade competition through this submission.

**Scope of submission**

2. This submission relates to Plan Change 57 in its entirety.

**Nature of submission**

3. HHL welcomes the opportunity to provide feedback on Plan Change 57 has an interest in land to the north of the Plan Change 57 area, at 26 Rockford Street.
4. HHL opposes Plan Change 57, and addresses the matters of particular concern below.

**Reasons for submission**

5. The reasons for this submission are that Plan Change 57:
  - (a) will not promote sustainable management of resources, and therefore will not achieve the purpose and principles of the Resource Management Act 1991 ("**RMA**");
  - (b) is contrary to Part 2 and other provisions of the RMA;
  - (c) will not meet the reasonably foreseeable needs of future generations;
  - (d) will not enable social, economic and cultural wellbeing;
  - (e) is contrary to the purposes and provisions of the RMA and other relevant planning documents including the Matamata-Piako District Plan;
  - (f) is inappropriate and inconsistent with the purpose and principles of the RMA; is not necessary to avoid, remedy or mitigate adverse effects on the environment; and
  - (g) does not represent the most appropriate way to achieve the objectives of the Matamata-Piako District Plan, in terms of section 32 of the RMA.

### Specific reasons for submission

6. Without limiting the generality of the above, from an urban form perspective HHL considers that it would be more appropriate for the Plan Change 57 area to be rezoned residential and/or retained as rural zone. Any future industrial land supply should occur to the north of Tauranga Road where it would be a logical extension of the existing industrial area.
7. As part of the rezoning, Plan Change 57 proposes a range of servicing and connectivity upgrades in order to support the change of land use, including roading upgrades to Tauranga Road, together with a roundabout. For Plan Change 57 to be successful, it is critical that any connectivity upgrades efficiently and effectively integrate with the surrounding area, including 26 Rockford Street, which is opposite the proposed roundabout location.
8. If the Plan Change 57 area is rezoned, HHL seeks that the transport links on to Tauranga Road are integrated with land uses to the north, including 26 Rockford Street.

### Decision sought

9. HHL seeks that the Council decline Plan Change 57. As a less preferred alternative, if Plan Change 57 is approved, HHL seeks that it is subject to the appropriate integration of any connectivity and servicing upgrades to the surrounding area, in particular to 26 Rockford Street.
10. HHL wishes to be heard in support of this submission.
11. If others make a similar submission HHL would consider presenting a joint case with them at any hearing.

**HARLOW HOLDINGS LIMITED** by its solicitors and authorised agents Russell McVeagh:



**Signature:**

Daniel Minhinnick / Jacob Burton

**Date:**

9 November 2022

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