

Public Notice of Proposed Private Plan Change 50 (Hobbiton Development Concept Plan, 487, 501 and 502 Buckland Road, Matamata)



Clause 5 of Schedule 1 of the Resource Management Act 1991

Rings Scenic Tours Ltd (RST) operates tourism activities from the site known as the Hobbiton Movie Set at Buckland Road, Matamata.

RST has requested a private plan change to the Matamata-Piako District Plan to include the site in the Matamata-Piako District Plan by way of a Development Concept Plan (DCP). The proposed plan change seeks to:

- Introduce new objectives, policies and rules to provide a planning framework to regulate the ongoing operation and growth of tourism activities at the site, including (but not limited to) the associated noise, traffic, visual and other effects;
- Increase the maximum visitor numbers as a Permitted Activity to 3,500 per day (excluding visitors outside movie set tour hours);
- Allow up to 12 movie screenings and up to 6 amplified music events/concerts each year as a Permitted Activity;
- Permit on-site visitor accommodation and overnight camping facilities as a Permitted Activity;
- Require Restricted Discretionary or Discretionary Activity resource consents for activities that exceed the DCP performance standards.

The plan change may be inspected at any Council office or library, or online at: www.mpdc.govt.nz/district-plan/district-plan-review. Please contact Mark Hamilton on 07 884 0060 if you have any questions about the plan change.

The following persons may make a submission on a 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 www.mpdc.govt.nz/district-plan/district-plan-review or
- Download, complete and email a submission form to submissions@mpdc.govt.nz

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 www.mpdc.govt.nz/district-plan/district-plan-review.

Submissions close at 5.00pm on Thursday, 3 May 2018.

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 a 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.