

PRIVATE PLAN CHANGE 17 - SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

Submission period: 23 April 2025 – 23 May 2025

SUBMISSION FORMS CAN BE:

- Completed online at hamilton.govt.nz/haveyoursay
- Posted to: Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton, 3240, Attn: Private Plan Change 17 submission.
- Delivered to: Hamilton City Council Municipal Building, Garden Place, Hamilton.
- Emailed to: planchange@hcc.govt.nz

Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. These documents are available on Council's website.

Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

TO: Hamilton City Council

SUBMISSION ON: Private Plan Change 17 – Te Rapa North Industrial

FULL NAME: (required) _____ **COMPANY NAME:** (if applicable) _____

POSTAL ADDRESS: (required) 22 Tairua Heights

EMAIL ADDRESS: (required) stonebbb899@yahoo.com.tw

PHONE NUMBER: (required) 027 287 1737

ARE YOU SUBMITTING ON BEHALF OF A PERSON OR AN ORGANISATION? (if applicable) **YES** **NO**

PLEASE STATE THE NAME OF THE PERSON/ORGANISATION YOU ARE SUBMITTING ON BEHALF OF (if applicable)

CONTACT NAME AND ADDRESS FOR SERVICE OF PERSON MAKING THE SUBMISSION:

This is the person and address to which all communications from the Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.

Phone: _____ Email: _____

1. THE SPECIFIC PROVISIONS OF THE PROPOSED PLAN CHANGE THAT MY SUBMISSION RELATES TO ARE AS FOLLOWS:

(Please reference the specific section or part of the planning provision(s), such as Rule 22.5.6)

We are writing to make a submission in conditional opposition to Plan Change 17. We are the landowners at 11 and 37 Meadowview Lane, which lies within the deferred Industrial Zone neighbouring the area subject to this proposed plan change. I oppose the rezoning of the Fonterra site from deferred Industrial to Te Rapa North Industrial unless surrounding properties - including ours - are also included in the proposed rezoning.

2. MY SUBMISSION IS THAT: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

Reject PC17, unless all land on Meadowview Lane is included in the plan change + Structure Plan.

3. I SEEK THE FOLLOWING DECISION FROM THE HAMILTON CITY COUNCIL: (Give precise details.)

We request that the plan change be amended to include the surrounding deferred Industrial land, including properties on Meadowview Lane. If this inclusion is not possible at this time, I request a clear and binding commitment from Hamilton City Council to immediately commence a plan change that applies equally to neighbouring properties in the deferred zone.

Ran out of room? Feel free to attach additional pages.

4. **DO YOU WANT TO BE HEARD IN SUPPORT OF YOUR SUBMISSION? (REQUIRED)**

Yes No

Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.

5. **IF OTHERS MAKE A SIMILAR SUBMISSION, WOULD YOU BE PREPARED TO CONSIDER PRESENTING A JOINT CASE WITH THEM AT ANY HEARING?**

Yes No

6. **I COULD GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION (Select One)**

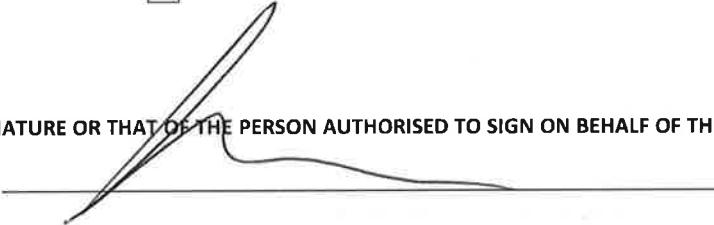
Yes (Complete Question 6a) No

6a. **I AM DIRECTLY AFFECTED BY AN EFFECT OF THE SUBJECT MATTER OF THE SUBMISSION THAT—**

(A) ADVERSELY AFFECTS THE ENVIRONMENT; AND
(B) DOES NOT RELATE TO TRADE COMPETITION OR THE EFFECTS OF TRADE COMPETITION.

Yes No

YOUR SIGNATURE OR THAT OF THE PERSON AUTHORISED TO SIGN ON BEHALF OF THE PERSON MAKING THIS SUBMISSION:

Signature: 

Date: 23/5/25

REMINDER: SUBMISSIONS MUST REACH COUNCIL BY FRIDAY 23 May 2025

Mary Walmsley

From: Team Sumner <team.sumner@harcourts.co.nz>
Sent: Friday, 23 May 2025 4:13 pm
To: PlanChange
Subject: Plan Change 17 Form
Attachments: Plan 17 Change - 11 Meadowview.pdf

Good afternoon,

Please see the attached plan change 17 form on behalf of our vendors. I would also like to add the below to number two but had no room to write it;

2. Reason for Submission

The proposed rezoning unfairly benefits one landowner (Fonterra) while leaving adjacent landowners in planning limbo.

Our land is similarly zoned (Deferred Industrial), and we face the risk of being excluded from future infrastructure planning, investment, and development pathways if not included now.

We are concerned that, by not being included in this rezoning, our properties and the wider Meadow View Lane community will be overlooked or delayed indefinitely in future zoning reviews.

There is strong local concern: most, if not all landowners on Meadow View Lane have submitted in opposition unless inclusion is extended to all deferred zone properties.

Thank you.

Kind Regards,

Pyper Adler

Personal Assistant - Adam Flegg & Lyall Stokes

Adam Flegg - 021 550 592

Lyall Stokes - 021 222 1658

Office - 07 856 9095

#1 Rural and Lifestyle Team (2016-2022)



Mary Walmsley

From: Team Sumner <team.sumner@harcourts.co.nz>
Sent: Monday, 26 May 2025 2:57 pm
To: PlanChange
Subject: Re: Plan Change 17 Form

Hi,

Sorry, it is Paul and Gloria Stone. If you could please keep both submissions, as I am unsure.

Thank you.

Kind Regards,

Pyper Adler

Personal Assistant - Adam Flegg & Lyall Stokes

Adam Flegg - 021 550 592
Lyall Stokes - 021 222 1658
Office - 07 856 9095

#1 Rural and Lifestyle Team (2016-2022)



From: PlanChange <PlanChange@hcc.govt.nz>
Sent: Monday, May 26, 2025 2:08 PM
To: Team Sumner <team.sumner@harcourts.co.nz>
Subject: RE: Plan Change 17 Form

Kia ora,

Thank you for your email.

We have received your submission; **however, it is incomplete as the submitter's name is missing. Could you please provide this information as soon as possible?**

Additionally, we noticed that another submission on the same topic and area has been made online. Could you confirm whether this is a duplicate submission or if you would like to keep both submissions?

Regards,

Mary Walmsley

Programme Coordinator | Urban and Spatial Planning Unit
DDI: 07 838 6716 | Email: mary.walmsley@hcc.govt.nz



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