Submission PC4039- Charlie Peter Harris

1.1 Submitter details

Submitter name	Charlie Peter Harris
Submitter type	Individual
Contact person (if different)	Charlie Peter Harris
Address	57 Campbell Road, RD1
Town/City	Tokoroa, 3491
Phone	[redacted]
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1.2Submission record

Date created	08/30/26 4:01 PM

1.3Trade competition and affected-person declarations

Trade competition declaration	I could not gain an advantage in trade competition through this submission.
Directly affected declaration	I am directly affected by an effect of the subject matter that a) adversely affects the environment; and b) does not relate to trade competition or the effects of trade competition

1.4Hearing details

Wish to be heard	Yes
Joint case with others	Yes

1.5Submission details

Submission area	Tokoroa
Plan section	Tokoroa Growth Cell 3, (Industrial), Campbell Road
Position	Oppose

1.6 Submission

Submission item 1

Plan provision or location	Tokoroa Growth Cell 3, (industrial), Campbell Rd
Position	Oppose
Submission	

The Chief Executive
South Waikato District Council
Private Bag 7, Tokoroa 3444
Email: alan.moss@southwaikato.govt.nz

Name: Charlie Harris (Resident)
Address: 57 Campbell Road, RD 1, Tokoroa 3491
Mobile: 0210 409 332
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I oppose the SWDC General Industrial Zone (GIZ) / Growth Cell 3 proposal under Proposed Plan Change 4.

SWDC proposal is to rezone General Rural Zone to General Industrial Zone which directly contravenes SWDC principle

vision/mission to maintain our rural/agricultural footprint. The Growth Cell 3 plan affects high producing pastural land which needs to be maintained as such. I reference “The National Policy Statement for Highly Productive Land 2022 (NPS-HPL)” under RMA 1991 which was effective 17 October 2022. Incorporated into this version is the Amendments gazetted effective 15 January 2026 for which The Objective is clearly stated as “Highly productive land is protected for use in land-based primary production, both now and for future generations.”

I am also compelled to point out that I know of two nesting pairs of Kahu on this particular farmland where they hunt small rodents and rabbits as well as helping to clean up the environment by eating carrion on the farms and roadsides. Plus, the numerous other native bird life such as Kotare and Tui just to name a few.

The local roading network is inadequate to support heavy industrial traffic and runoff without causing severe congestion or environmental degradation. Any industrial development in this area will directly affect the surrounding land as a natural swale to channel surface water runoff. Plus, there is no stormwater drainage, sewer, underground electrical supply or broadband infrastructure in place.

We have already had our home/area affected with the construction of the OFI Dairy Plant which has adversely affected our lifestyle through detrimental light, noise and smell pollution, increased traffic congestion and during summer, dust nuisance. Any further industrial development in our rural environment will only increase these environmental degradations.

I fear our home will be greatly devalued because its appeal is as a “lifestyle block” and this will disappear once SWDC replaces our rural outlook with industrial infrastructure adversely diminishing our visual value plus the loss of habitat for native flora and fauna.

I seek that Growth Cell 3 is removed from the industrial rezoning proposal and is retained as rural land.

I am happy to make my submission in person at a council hearing in support of my submission.

Thanks & regards

Charlie Harris – 31st August 2026

Decision

I seek that Growth Cell 3 is removed from the industrial rezoning proposal and is retained as rural land.