



10 July 2023

To: Matamata-Piako District Council  
PO Box 266  
Te Aroha

Name of Submitter: Maven Matamata Limited  
8 Tainui Street  
Matamata

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**Submission on the Private Plan Change 58 – Avenue Business Park Industrial Zone**

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**1.0 INTRODUCTION**

- 1.1 Maven Matamata Limited “The Submitter” wish to present a submission with respect to Private Plan Change 58 – Avenue Business Park Industrial Zone
- 1.2 The Submitter will not gain an advantage in trade competition through this submission.
- 1.3 The Submitter is in support of the proposal to rezone the 14ha parcel of land currently zoned Rural to General Industrial Zone, with the supporting Development Area Plan.
- 1.4 The Submitter wishes to be heard in support of this submission. If other submitters make similar submissions, we would consider presenting a joint submission.

**2.0 OVERVIEW**

- 2.1 There is currently a shortfall of available Industrial Zoned land in the periphery of Morrinsville, and it is predicted that there will continue to be a shortfall, particularly in the medium and longer terms (through to 2054).
- 2.2 Morrinsville has a strong industrial sector. Morrinsville is centrally positioned in a high growth area in between Tauranga, Hamilton and Auckland and is in an ideal position to improve its manufacturing, construction, wholesaling, transport and logistics sectors.
- 2.3 The location of the proposed plan change area is on the eastern edge of Morrinsville. The area proposes to form Stage 2 of the Avenue Business Park development. Stage 1, which is zoned Industrial, is immediately east of the site and therefore Stage 2 provides a logical expansion to this business park. This location also provides ideal access to the State Highway network.

2.4 The proposed Development area plan identifies key features of the concept plan. This includes an indicative road layout, proposed 5m landscaping buffers to the rural edges of the site for amenity purposes and future locations for both wastewater and stormwater infrastructure.

### **3.0 PROPOSED ZONING**

3.1 Futureproofing Morrinsville to enable development to occur is essential to enable the growth of the town, by both encouraging people to live within the community, and also have employment opportunities available without the need to travel to other areas.

3.2 There is an established shortfall in Industrial land opportunities within Morrinsville that can be resolved through this proposed Plan Change.

3.3 The inclusion of a Development Area Plan demonstrates a holistic approach to development of the site, to enable a General Industrial zone that identifies key roading layouts, landscaping and stormwater and wastewater management.

3.4 The renamed zone “General Industrial” is consistent with the wording in the National Planning Standards which also future proofs the zone once the National Planning Standards are adopted.

### **4.0 CONCLUSION**

4.1 We support the proposed Plan Change to establish a General Industrial Zone on the periphery of Morrinsville. The increase in available land will enable the growth of the town and further support its strong ties to the Industrial Sector.

Yours faithfully,

**Maven Matamata Limited**



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