



SUBMISSION ON PRIVATE PLAN CHANGE 58 – AVENUE BUSINESS PARK

FORM 5 – CLAUSE 6 OF SCHEDULE 1 – RESOURCE MANAGEMENT REGULATIONS 2003

To: Matamata-Piako District Council
PO Box 266
Te Aroha
submissions@mpdc.govt.nz

Submitter: Lockerbie Estate Limited
Level 1, 110 Customs Street West,
Auckland, 1010
Contact: GD Jones
Email: GD@kilroygroup.co.nz

Introduction:

- 1.0 This is a submission on Private Plan Change 58: Avenues Business Park – Proposed General Industrial Zone, located on the western side of Morrinsville, between Avenue Road North and State Highway 26 (Lot 1 and 2 DPS 78100).
- 2.0 Private Plan Change 58 (PPC58) seeks to rezone approximately 14ha of rural land to a General Industrial Zone with a supporting Development Area Plan in the Morrinsville township.
- 3.0 The submitter will not gain an advantage in trade competition through making this submission.
- 4.0 The submitter does not wish to be heard in support of its submission.
- 5.0 If others make a similar submission, the submitter will consider making a joint case with them at a hearing.

Background:

- 6.0 The submitter is the developer of the Lockerbie Estate master planned residential development on the northern periphery of Morrinsville.
- 7.0 The Lockerbie Estate development has currently developed/developing approximately 42ha of residential zoned land with a further 76ha of land to be developed.
- 8.0 The Lockerbie Development will provide for approximately 1,429 dwellings, a retirement village, café, childcare centre, medical centre and supermarket.

The specific provisions of the Plan Change that this submission relates to:

- 9.0 This submission relates to PPC58 as a whole.



Submission:

10.0 The submitter supports the proposed rezoning of the site to General Industrial for the following reasons:

- There is currently a short fall of industrial zoned land both regionally and locally within the Matamata Piako District.
- The Market Economics Capacity Assessment and NERA Consulting Assessment also confirms that there is a short fall of industrial land for the short (to 2024) and medium term (to 2031) within Morrinsville.
- The land subject to PPC58 is located within Morrinsville, which is situated in an integral location in terms of transportation routes and proximity to Auckland, Hamilton and Tauranga.
- Morrinsville has experienced increased residential growth with a growth trajectory to being over 10,000 people (as per the MPDC 2022 Housing Capacity Assessment). Providing additional industrial land will provide employment opportunities which will in turn support the growing needs of the Morrinsville community and local economy.
- Rezoning of the land subject to PPC58 will provide a logical extension to the existing Industrial Zoned land which adjoins the site.

Conclusion:

11.0 The submitter supports PPC58 with the proposed re-zoning of rural land to General Industrial Zone with a supporting Development Area Plan.

12.0 The submitter seeks for Council to accept PPC58.