

**SUBMISSION ON PRIVATE PLAN CHANGE 57: CALCUTTA FARMS LIMITED
– PROPOSED INDUSTRIAL ZONE, MATAMATA**

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council (submissions@mpdc.govt.nz)
Submission on: Plan Change 57: Calcutta Farms Limited
Name of Submitter: Classic Group Limited

1. Introduction

This is a submission by Classic Group Limited (**Classic Group**) on Private Plan Change 57 (**PC57**) to the Operative Matamata-Piako District Plan.

Classic Group is a top 3 residential builder and developer in New Zealand by volume, with more than 7,000 homes built over 25 years. The Group includes Classic Developments, Classic Builders, Classic Property, CBC Construction, Classic Capital, Classic Collectives and Classic Life.

Classic Group is involved in numerous joint ventures, including the recently launched Kaha Ake partnership with government owned Super Fund. Kaha Ake brings together long-term financial support and experienced development capability to support transformational change through the creation of homes at pace and scale around New Zealand.

Classic Group's current development interests in Matamata include Ballina, which is a 159-lot residential master planned development at the end of Bridie Avenue that is consented and under construction (www.ballinaliving.co.nz). Kaha Ake has also recently entered into a contract to purchase approximately 22ha of land which is located 750m southwest of the PC57 site within the Residential Zone and Future Residential Policy Area overlay in the Banks Road to Mangawhero Structure Plan area.

2. The specific provisions of the plan change that my submission relates to are:

This submission relates to the entire Plan Change.

3. My submission is:

A recent report commissioned by MPDC¹ identified that there is insufficient supply of zoned industrial land in Matamata in the medium-term and long-term without the additional supply that PC57 will provide. The proposed rezoning of the PC57 site is therefore very important to ensure there is adequate supply of land zoned for industrial purposes to meet the high growth demand that exists in Matamata and to provide better access to local employment and services.

The PC57 site is well located for industrial activities. It has excellent access to State Highway 24 (**SH24**) and its proximity to existing Industrial zoned land on the northern side of SH24 will enable the development of an enlarged employment and services cluster. The site is also within easy access of existing and planned residential development, including the Banks Road to Mangawhero Structure Plan area.

Classic Group supports the identification of a 'Future Vehicle Connection' on the Calcutta Development Area Plan to the land south of the PC57 site. This will ensure that the opportunity is retained for access to potential future urban development areas south of the PC57 site and east of the Banks Road to Mangawhero Structure Plan area.

¹ Business Development Capacity and Demand Assessment 2022, 16 May 2022, Market Economics.

4. I seek the following decision from the local authority:
Approve the plan change.
5. I do not wish to be heard in support of my submission.
6. I could not gain an advantage in trade competition through this submission.

Signed by:



Scott Keene (Development Manager)

Date: 8 November 2022

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