

Submission ID: 62537

Submission Date:

2022-11-09

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Name (individual/organisation):

Maven Matamata Limited

Contact person (if different from above):

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This is a submission on Private Plan Change 57: Calcutta Farms Limited - Industrial Zone, Matamata

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

Refer to attached PDF

If your submission won't fit in the below text box, please upload a document containing your submission. Please select which method you'd like to use:

I will upload a document

My submission is:

Upload the document containing your submission here:

[636af4d46dbc2-221109 - Calcutta Industrial Zone submission.pdf](#)

I seek the following decision from Council:

Accept the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

I would be prepared to present a joint case at the hearing with others making a similar submission:

Yes

I could gain an advantage in trade competition through this submission

No

I am directly affected by an effect of the subject matter of this submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4:30pm, Wednesday, 9 November 2022.**
- Please complete and submit this form before the closing date. Physical copies are also available and should be posted to: Matamata-Piako District Council, PO Box 266, Te Aroha or emailed to submissions@mpdc.govt.nz; or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.



9 November 2022

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

Name of Submitter: Maven Matamata Limited
8 Tainui Street
Matamata

Submission on the Private Plan Change 57 – Calcutta General Industrial Zone

1.0 INTRODUCTION

- 1.1 Maven Matamata Limited “The Submitter” wish to present a submission with respect to Private Plan Change 57 – Calcutta General 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 41ha 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 Matamata, and it is predicted that there will continue to be a shortfall in the medium and longer terms as well (through to 2051).
- 2.2 Matamata has a strong industrial sector. Matamata is centrally positioned between Tauranga 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 on the eastern edge of Matamata is opposite the existing Industrial zone and provides an expansion to this established environment. This location provides ideal access to the State Highway network.



2.4 The proposed Development area plan provides an approach that is spatially aware of the constraints of the wider network, and accounts for reserve space for stormwater and amenity, a single connection onto the State Highway, retention of vegetation along Tauranga Road for amenity purposes, a main thoroughfare and indicative roading layout, as well as provision of cyclists and pedestrians.

3.0 PROPOSED ZONING

3.1 Futureproofing Matamata 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.

3.2 There is an established shortfall in Industrial land opportunities within Matamata 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 an General Industrial zone that identifies key roading layouts, thoroughfares, landscaping and stormwater 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 Matamata. 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

Carl Salmons

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