

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Private Plan Change 95 Pencarrow Estate
Pongakawa to the Western Bay of Plenty
District Plan

**STATEMENT OF EVIDENCE OF PETER COONEY
ON BEHALF OF KEVIN AND ANDREA MARSH**

1. My name is Peter Cooney, and I am a founding Director of Classic Builders, Classic Developments and the Classic Group, which also includes a commercial building firm called CBC Construction.
2. Classic Developments has demonstrated a strong track record of successful development projects, making significant contributions to communities nationwide. Classic Developments, and the Kaha Ake partnership we have in play with New Zealand Super Fund is assisting our vision to provide quality housing at scale while achieving a variety of housing price points.
3. Classic Group has operated through multiple property cycles, and, over our 27 years' experience, we have diversified to mitigate the impact of market highs and lows on our ability to build houses. One challenge that we have worked hard to make progress on, is our capability to build at pace and scale, and bring quality homes to the regions that we operate in.
4. One of the most significant constraints we are facing is the availability of land supply, especially in the Western Bay of Plenty where the demand for housing is so high. The time delays for Plan Changes and projects to become infrastructure ready with sometimes expensive and complicated infrastructure upgrades means that the cost for providing new homes is impacted. Intensifying the existing Te Puke urban area, while being a great Council initiative to create more housing, is difficult to make financially viable due to servicing and other development constraints.
5. We have met the plan change applicants Kevin and Andrea Marsh and walked the Plan Change site and believe that the Marsh's vision to providing housing while enhancing the urban settlement of Pongakawa is to be commended.
6. Plan Chane 95 is an excellent initiative, as the Plan Change will not only create additional residential land, but it will help provide a shop, facilities and services that are needed to support housing and create a healthy living environment.

Homeowners are generally looking at what facilities an area offers in making housing purchase decisions. The proposed commercial area, the shop and reserve areas will be an excellent addition to Pongakawa and make in desirable for those wishing to work in nearby Kiwifruit industry or at Rangiuru Business Park.

7. The eastern area of the district has seen a substantial investment in roading infrastructure and greenfield employment land at Rangiuru which are vital to support our primary industries and enable the Port of Tauranga to further development.
8. Over the last 40 years the kiwifruit industry has established and grown to provide a significant contribution to the countries GDP. This can be seen in the recent land conversions east of Te Puke (Paengaroa, Pongakawa and Otamarakau). This is creating jobs and fuelling the housing shortage which in turn reduces housing affordability.
9. The Housing and Business Development Capacity Report indicates a substantial shortfall of housing in the Bay of Plenty and this will not improve unless practical planning decisions are made, especially when housing projects and Plan Changes are privately funded and create wider positive environmental outcomes (reserves, stream enhancement, establishment of shops, road safety improvements).
10. I see this plan change application as being one that should be supported by Western BOP District Council as it will provide additional housing helping reduce the shortage where there is a clear demand, makes use of the established transport corridors and is well located to house workers of Rangiuru Business Park or the kiwifruit area.
11. I thank you for your consideration of my submission evidence and am happy to answer any questions of the commissioners on my submission points.

Peter Cooney
Director Classic Group

24 October 2024