

Summary of evidence for Malcolm and Ashley Boyd

My name is Malcolm Boyd. I am presenting this evidence on behalf of myself and my brother Ashley Boyd, in our capacity as trustees of the Kama Trust.

I have lodged two statements of evidence in this hearing process, one dated 17 March 2023, and another dated 2 June 2023.

Rather than read those statements I intend to make the following point which summarise our position:

1. We have owned the land at Hautapu (our portion of area 6) since 1980 and have been associated with Cambridge all our lives, both Ash & I born in Cambridge.
2. It should be noted that of the 20 hectares in 'Area 6' there are several landowners in addition to KAMA Trust.
3. We are intrinsically linked to Cambridge and the success of the town and wish to see it grow over the foreseeable future. We have significant and broad business experience including greenfield site development, commercial business ownership and real estate experience.
4. As businessmen and business owners we are aware of the acute shortage of industrial land in Cambridge. In addition to other growth, with the re-zoning of 'Carters Flat' to commercial, businesses will need a place to relocate, with Area 6 being able to provide this opportunity.
5. We are motivated landowners and wish to continue to grow our business activities and consider the land in Area 6 as ideal for industrial activity which is why we investigated and sought some change via the Future Proof process for which we did some relatively extensive work. The Waipa District Council (Council) then approached us in regard to including our land in PC17.
6. We then engaged the appropriate specialists at the request of Council and undertook a significant amount of technical work, including on site testing and analysis, but just short of detailed design and delivered this to the Council in the timeframes that they set so that the PC17 process could continue as per the indicated timeframes. We continue to work collaboratively with the Council.
7. We have always proposed that we will deliver an industrial area on our land that catered for the amenity of the neighbouring properties and integrated seamlessly with C8 & C9 from a technical perspective. Our detailed technical work showed clearly that this would work, and Council agreed.
8. We have via our various experts and other evidence shown that we have mitigated the effects on amenity that submitters are concerned with, and clearly have shown that there would be little to no impact on any of their existing activities.

9. It is our purpose to deliver an excellent development of bespoke design that allows local business to grow and cater for an increasing workforce in the town as it grows as well and will integrate with the existing industrial area to the southern and eastern boundaries.
10. To this point we have been approached by numerous local businesses seeking to expand their operations and/or move from 'Carter's Flat'. Many of these are frustrated with the lack of progress of PC17 and are extremely interested in the prompt conclusion of this process so that we can move ahead with options for them. We would not like to see these businesses move elsewhere and have a negative economic impact on the area.
11. The most frustrating part of this process have been the delays and added complexity that the Hautapu Landowners Group (HLG) have caused. If their land were to be re-zoned deferred industrial, it would be important that Area 6 was discrete and divorced from the HLG land and be allowed to progress with C9 as part of PC17. HLG appear to have issues yet to be addressed that could cause further delays and frustrate many local businesses and lead to undesirable economic outcomes for Cambridge.
12. We are not opposed the potential deferred zoning of the HLG land, we are just very mindful that the late inclusion of their land has led to delays, and that further delays can be avoided if their process is separate from the balance of PC17. We have shown via our experts and from expert caucusing that HLG will be able to integrate into our solution in the future if and when necessary.
13. In conclusion KAMA Trust is ready to go and has a proven solution that will work. We would like to commence development as soon as we are able. If PC17 is progressed in the manner sort by KAMA Trust, we envisage that businesses could be able to move out to Area 6 within the next 12 - 18 months. We certainly hope the decision on PC17 facilitates this outcome.

Dated 14 June 2023

Malcolm and Ashley Boyd
Trustees of KAMA Trust.