

# Response ID ANON-URZ4-5FS1-M

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 08:40:17

## Submitter details

Is this application for section 2a or 2b?

2B

### 1 Submitter name

Individual or organisation name:  
Te Awamutu Developments Limited

### 2 Contact person

Contact person name:  
Russell Davies

### 3 What is your job title

Job title:  
Development Manager

### 4 What is your contact email address?

Email:  
s 9(2)(b)(ii)

### 5 What is your phone number?

Phone number:  
s 9(2)(b)(ii)

### 6 What is your postal address?

Postal address:  
  
PO Box 9080  
Waikato Mail Centre  
Hamilton 3240

### 7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

## Section 1: Project location

Site address or location

Add the address or describe the location:

2025 Ohaupo Road  
Te Awamutu 3800

File upload:

Ohaupo Road Aerials.pdf was uploaded

Upload file here:

Structure Plan and UDS Selected pages.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

SA32D\_155.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Te Awamutu Developments Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant is the owner of the land on which the project will occur.

This means that the applicant's ability to undertake the work that is required for the project is not restricted or adversely affected by other legal interests in the land.

## Section 2: Project details

What is the project name?

Please write your answer here:

Harlow Te Awamutu

What is the project summary?

Please write your answer here:

Harlow Te Awamutu is a community of up to 500 dwellings which will include a comprehensive development framework for a lifestyle and retirement village with associated amenity and infrastructure. Recognising the increasing long-term need for quality housing for the aging population, the target demographic is aged 55 years and above. These residential outcomes will be supported by a Neighbourhood Centre and large tracts of high-quality open space with connected walkways and cycleways.

What are the project details?

Please write your answer here:

The project will enable a masterplanned development, for up to 500 new residential dwellings/units as follows:

1. A comprehensively planned lifestyle/retirement village – comprising 180 retirement villas and 160 apartments, including some managed care and communal facilities.
2. Approximately 160 dwellings on fee-simple lots (being standalone or terraced housing), that are for senior living outside of the traditional lifestyle and retirement village model.

There are three key pillars that the development will seek to provide for its residents:

- Meaningful connection – Offering a more community minded alternative to big city living while also incorporating cultural and environmental cues and connections into the design of the development.
- Sustainable by design – Low impact neighbourhood design and homes that are designed with sustainable technology and materials that keep residents warm and dry all year round.
- Ultimate independence – The value offered by a home and support services in the development frees residents up to enjoy life on their terms.

The additional 500 homes from the development represents a significant boost in supply and will help the market be more responsive to growth in demand, thereby reducing the rate at which prices in the sub-region will grow over time. In addition to boosting dwelling capacity, the Harlow Te Awamutu site will help foster competition in the local senior living market. This is important because, as recognised through objective 2 of the National Policy Statement on Urban Development 2020 (NPS-UD), competition is the cornerstone of economic efficiency.

Waipa is a highly attractive location for retirees in the Waikato region, as highlighted by the recent growth in retirement villages within the District over the last 5 years. Between now and 2048, the population aged over 75 and over in Waipa is forecast to more than double. The wider Future Proof region is

experiencing similar ageing population growth patterns.

Te Awamutu has good local amenities and services and has a relaxed, friendly and safe environment, while being close to health and cultural facilities in Hamilton, which makes it desirable for retirement living. It is also a rural support town. There is strong demand to stay in the locality where people have lived/shopped and where they have social connections. This demand is not been met by the current retirement village provision in Te Awamutu.

The Retirement Village Association records that the shortfall of appropriate retirement housing and care capacity to cater for that population is already at a crisis point (i.e. demand is outstripping supply). Delays and uncertainty caused by the national policy direction and the RMA processes are a majority contributor.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Site works intend to commence as soon as practicable following all the appropriate approvals. Depending on the season, this could be immediate (summer) or require waiting a matter of months until the next earthworks season if approvals are finalised during winter.

The site is generally divided into six stages:

- Stage 1 - 150 apartments and 134 other dwellings (retirement villas/houses)
- Stage 2 - 60 Homes
- Stage 3 - Neighbourhood facilities (Clubhouse, Recreation Centre, Outdoor recreation spaces etc)
- Stage 4 - 68 Homes
- Stage 5 - 67 Homes
- Stage 6 - 20 Homes

The sequence of physical works will consist of:

- External infrastructure upgrades and extensions (Intersection into development, water supply and wastewater connections); Earthworks across Stages 1, 2 and 3
- Civil works across Stage 1 and core infrastructure in Stage 2 (Stormwater management areas, wastewater pumpstation)
- Dwelling construction in Stage 1; Stage 2 civil works
- Dwelling construction in Stage 2 (and Stage 1 continued); Stage 3 civil works and building construction commences; Earthworks for Stages 4, 5 & 6
- Stage 3 building construction; Stage 4 civil works
- Dwelling construction in Stage 4; Stage 5 civil works
- Dwelling construction in Stage 5; Stage 6 civil works
- Dwelling construction in Stage 6

We expect to complete approximately 250 dwellings within Stages 1 and 2 in approximately three (3) years from when site works commence. These will consist of a mix of retirement villas and apartments, as well as other dwellings that sit outside the traditional retirement village model. During this time, the neighbourhood centre (Stage 3) and latter stages would have also commenced to allow a continuous rollout of a similar number of homes annually (approximately 100 homes per annum).

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991  
Heritage New Zealand Pouhere Taonga Act 2014

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Waipa District Council  
Waikato Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

An application request to Waipa District Council (WDC) for a Private Plan Change to the Operative Waipa District Plan (WDP) pursuant to Schedule 1 of the Resource Management Act 1991 (RMA).

Proposed Private Plan Change 29 was lodged on 18 January 2023 and is currently on hold until a decision on Plan Change 26 (Residential Intensification) has been released.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No, the applicant fully controls the site.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Detailed design will commence as soon as consent is issued. We expect this phase to take approximately six months to complete.

Procurement processes will run concurrently with the detailed design and is likely to be finalised shortly (4-6 weeks) after detailed design / engineering approval. We have strong working relationships with several lead contractors and suppliers and will engage in and ECI (Early Contractor Involvement) process which is likely to make procurement smoother and provide for a more effective physical delivery of the development.

Similar to the procurement process, determining funding mechanisms will commence as soon as consent has issued; and be confirmed and secured around the same time that the procurement process concludes. There are multiple streams available to fund this development, including self-funding, bank lending and private investment.

Site works intend to commence as soon as practicable following all the appropriate approvals. Depending on the season, this could be immediate (summer) or require waiting a matter of months until the next earthworks season if approvals are finalised during winter.

We expect to complete Stages 1 and 2 in approximately three (3) years from when site works commence. This represents approximately 250 dwelling, consisting of a mix of retirement villas and apartments, as well as other dwellings that sit outside the traditional retirement village model. During this time, the neighbourhood centre and latter stages would have also commenced to allow a continuous rollout of a similar number of homes annually (approximately 100 homes per annum).

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Te Whakakitenga o Waikato-Tainui  
Ngā Iwi Tōpu o Waipā (NITOW)  
Waipa District Council  
Waikato Regional Council  
New Zealand Transport Agency

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Refer attachment containing:

- Summary of consultation contained with the Plan Change Application (to early 2023)
- Last formal communication with NZTA (referred to as "Appendix Z" in Plan Change Application)
- Cultural Advice Statement (prepared following continued consultation with Iwi after the Plan Change Application was submitted)

Engagement has helped form the general approach to achieving anticipated outcomes, as well as creating a more detailed understanding of what outcomes should and/or need to be achieved to make this project a success for all involved.

Upload file here:

Ohaupo Road Consultation.pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None undertaken and no work requiring use of the Public Works Act 1981 identified.

### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

Waikato Raupatu Claims Settlement Act 1995 (Waikato-Tainui):

The relevant provision of this Act is that it provides 'right of first refusal' on all Residual Crown Land. As none of the Te Awamutu Developments landholding is Residual Crown Land, this Act has no bearing on the application.

Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010:

The Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010 was enacted in May 2010 with the purpose of implementing co-management of the Waikato River between Waikato Tainui and the Crown for the purpose of restoring and protecting the health and well-being of the Waikato River for future generations. Through this piece of legislation, it is intended to implement the 'Vision and Strategy' for the River.

The objectives of the Vision and Strategy include the restoration and protection of the health and wellbeing of the River and the relationship of Waikato-Tainui to the river; adopting of a precautionary principled towards decisions that may result in adverse effects on the river; recognition and avoidance of adverse cumulative effects; recognition of strategic importance of the Waikato River and the promotion of improved access to the Waikato River.

The Vision and Strategy forms part of both district plans and the RPS and is given effect through the plans (district and regional) administered by regional and territorial authorities along the river. The settlement also provides for joint management agreements between Waikato-Tainui and the local authorities; participation in river-related resource consent decision-making; recognition of a Waikato-Tainui Environmental Plan provision for regulations relating to fisheries and other matters managed under conservation legislation and an integrated river management plan.

The Te Awamutu Developments site is located within the Waipa River catchment, via the Mangapiko Stream. The confluence of the Waipa River and the Waikato River is just north of Ngaruawahia township. This means that ultimately discharges from the sites will find their way to the Waipa River and eventually into the Waikato River. Best practice methodologies will be employed, designed and developed to avoid any adverse effects on these Rivers in the development and ongoing use of the land.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Refer attached Assessment of Environmental Effects

Upload file:

Ohaupo Road Effects.pdf was uploaded

## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

Refer attached policy assessments document providing commentary and assessment against:

NES - Freshwater

NES - Contamination in Soils

NPS - Urban Development

NPS- Highly Productive Land

Waikato RPS

Waikato-Tainui Environmental Management Plan

Vision and Strategy for the Waikato River

and, other relevant plans/policy

File upload:

Ohaupo Road Policy Assessment.pdf was uploaded

## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The fast-track process will significantly reduce the processing time compared to the normal processes.

The most efficient and reasonably practicable of the normal processes available requires a plan change which would typically take around 18 months and often much longer (appeals etc.). If the plan change is approved, then the process of consenting can begin which adds further time to the process. We expect the fast-track process to have significant cost and time savings over traditional consenting processes, particularly as the fast-track consenting process will cover the rezoning of the land and the necessary consenting to deliver the 500 homes.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Efficiency is at the heart of the fast-track process, and this project provides the ideal opportunity for the fast-track process to demonstrate how efficient it is compared to normal processes.

This project site is under single ownership, does not involve some of the more complex or time consuming issues that can arise (e.g. Public Works Act, settlement acts, etc.); and, significant planning and assessment has already been undertaken for the project. All of these factors will support efficient operation of the fast-track process whilst this project is being considered.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

The project has not been identified in any of the listed examples.

Te Awamutu Developments has however recently lodged a submission on the latest review of Future Proof. The premise of that submission was that the site is suitable for inclusion in Future Proof (as an identified growth cell, given it is adjacent to the existing residential zone) and that Future Proof is amended to provide a pathway for retirement village living, outside of identified residential zoned land (given the identified need for senior/retirement living and the differences in services sought between retirement living and residential zoned land generally).

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Regionally significant Infrastructure will be developed with this project:

Water supply, wastewater and stormwater management infrastructure to service up to 500 additional homes will be developed as part of this project to unlock housing supply in the Te Awamutu/Waikato area.

In addition, the project's connection with Ohaupo Road/SH3 will allow and promote the further development of active transport links from the site towards the Te Awamutu town centre.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

This project will increase the supply of housing by approximately 500 homes. Moreover, the project aims to address housing needs specifically for an ageing population which sets it apart from other residential specific developments and the various other local residential growth cells that are being pursued or developed.

The issue of providing for housing for an ageing population is not new but is one whereby specific planning interventions, that cater for an ageing population, are not specifically being provided for. The Harlow Te Awamutu outcome is also changing and challenging the way retirement villages operate and are accepted by the market, by providing an option for fully independent/fee-simple senior living; as well as rental options (Harlow Te Awamutu would operate a Build-to-Rent scheme). These sections will mean that landowners are not locked into an Occupation Right Agreement (under the Retirement Villages Act 2023) and enables different housing variety and price points. As larger numbers of the population continue to rent into, and throughout their retirement; this development will provide an option to rent in an environment designed specifically to cater for seniors.

As a masterplanned development significant consideration has gone into creating a well functioning urban environment. Connectivity will be enhanced, including provision for active and public transport. The site also will have extensive social and recreation opportunities with a number of facilities planned in the neighbourhood centre (pool, bowling green, cafe, etc.) as well as ecological enhancement of the stormwater network providing significant amenity with walking and cycling trails, green space and the Kahikatea stand (SNA).

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

A full economic analysis has been prepared for the project.

The report assessed the likely need for, and economic merits, of the proposal to rezone land on the urban edge of Te Awamutu to enable a comprehensive development, including a lifestyle and retirement village. The analysis identified a significant shortfall of feasible capacity in most price bands, which the development will help address. In addition, the report has shown that the project will have significant and enduring economic benefits.

The key economic benefits are from:

- **A Boost in Market Supply:** The project acknowledges and directly responds to the need for more residential land to meet growth in demand over time, by enabling the development of approximately 500 new homes. In our view, and from an economic perspective, this represents a significant boost in supply. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which district house prices grow over time (relative to the status quo) and minimising the inflationary effects of ongoing shortfalls.
- **Land Market Competition:** Absent competition, landowners experience “market power”, which enables them to charge more for land and be slower in releasing it to the market. Both outcomes conspire against affordability and reduce the overall efficiency of the housing market. Moreover, not only does the direct boost in supply and increased land market competition have direct economic benefits by making land and dwellings more affordable than they would have been otherwise, they can also have broader impacts. Specifically, by reducing the rate at which dwelling prices grow, future residents will spend less on weekly rent or mortgage payments than they would have otherwise, which will boost disposable incomes. With a significant proportion of that extra money likely to be spent locally, lower future dwelling prices (relative to the status quo) will also create additional economic stimulus for the wider benefit of the local area through increased household spending over time.
- **Providing for a Range of Housing Typologies:** The project provides for a range of housing typologies, including retirement apartments and villas, terraced housing, and standalone homes, across a variety of sizes and configurations. This mix of dwellings typologies and section sizes also helps to achieve a variety of price points. Economies of scale achieved by the single-entity master-planned development will also likely help to keep prices affordable. Harlow Te Awamutu provides an opportunity for existing Te Awamutu residents to ‘age in place’, thus retaining important social connections. And finally, by providing housing options that cater specifically to the target demographic, this frees up older, larger dwellings for younger families or first homebuyers, for which they are likely to be better suited. Accordingly, not only does the project make a significant contribution to both Te Awamutu, specifically, and the district overall, but it also helps give effect to Policy 1 of the NPS-UD, which requires councils to provide various housing choices to meet a diverse range of needs and preferences.
- **Critical Mass to Support Greater Local Retail / Service Provision:** The economic analysis estimates the future households on the project site will spend around \$24 million per annum on a wide range of household goods and services. Accordingly, future development of the land will provide significant commercial support for local businesses.
- **One-off Economic Stimulus:** Constructing the 500 new homes and associated community facilities enabled by the proposal will generate significant one-off economic impacts from both direct and indirect effects. In summary, the economic analysis estimated that -
- **Future planning/design/consenting work** will create full-time employment for about 30 people for six months, generating \$1m in wages/salaries;
- **Land development** (including infrastructure provision) will generate full-time work for approximately 90 people for 18 months (split across various stages), with § 9(2)(b)(ii) in wages/salaries paid; and
- **Construction of dwellings and associated community facilities** will provide full-time work for around 420 people for three years (again, split across various stages), with around § 9(2)(b)(ii) paid in wages and salaries.
- **Ongoing Employment:** Once operational, Harlow Te Awamutu will also provide ongoing employment across a range of roles. In total, we estimate that the lifestyle / retirement village is likely to sustain approximately 10 FTE jobs on an ongoing basis in a mix of full- and part-time work

The key economic cost of the proposal is the loss of land for rural production, which has been formally assessed in the report under the NPS HPL. To that end, the analysis confirms that:

- The proposal is indeed required to provide short-medium term capacity under the NPSUD; and
- There are no other feasible/reasonably practicable ways to provide that capacity elsewhere in the same locality and market while maintaining a well-functioning urban environment; and
- The economic costs and benefits of using the land for residential purposes far outweigh those of any foregone rural production.

Accordingly, the proposal satisfies clause 3.6(1) of the NPS HPL from an economic perspective, and can therefore be supported on those grounds.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

The project is focused on delivering housing. The project does not directly support primary industries.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

The project does not directly support development of natural resources. The project is focused on delivering housing. However, the project is expected to provide significant ecological enhancement to the project site.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The location of the project area adjacent to the existing urban area, together with the active mode and public transport opportunities encourages population growth within Te Awamutu and subsequently promotes the overall town as a viable provider for an increased range of goods and services, reducing the need to travel elsewhere to access these. This has the potential to reduce the distance needed to be travelled and therefore to positively impact on greenhouse gas emissions.

The stormwater management system has considered climate change factors in its design and will result in a development that is resilient to the likely current and future effects of climate change.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project site will have a low flood hazard risk and new dwellings will be established well above modelled flood levels.

The development proposes undertaking stream daylighting and enhancement works within the central waterway which will provide multiple engineering, ecological, landscape, cultural and social outcomes including increased conveyance capacity within the stream controlling flood water levels and providing flood hazard management; as well as stream naturalisation and improved floodplain connectivity.

A Stormwater Masterplanning Assessment has been prepared and includes recommendations that the final consented design for stormwater is hydrologically neutral for the development during minor and major rainfall events. As a result, flooding risk to downstream property will not be increased.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project seeks to maintain the Significant Natural Area within the site and enhance the adjacent environment to improve both the ecological and amenity value of the area. This will include naturalisation of the adjacent drain, protection and enhancement of surrounding wetland areas as well as other measures to create a surrounding environment that is suited to the Kahikatea stand SNA.

Is the project consistent with local or regional planning documents, including spatial strategies?

No

Please explain your answer here:

The project is not consistent with current regional or local planning documents. However, as noted elsewhere the project site is currently the subject of a Private Plan Change with Waipa District Council (PPC29) and a submission to Future Proof - both of which seek to bring planning documents into alignment with Te Awamutu Developments' vision for the site.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?



No

If yes, please explain:

### Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

### Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The Applicant has no compliance and/or enforcement actions against them.

Load your file here:

No file uploaded

### Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Russell Davies

Important notes