

Response ID ANON-URZ4-5F9P-S

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 11:04:27

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Classic Group

2 Contact person

Contact person name:  
Andre de Jong

3 What is your job title

Job title:  
Development Manager

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
160 17th Avenue  
Tauranga

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:

The site is located at the eastern end of Tokotoko Parade and 103 Banks Road, Matamata.

File upload:  
Maea Fields\_Location.pdf was uploaded

Upload file here:

Maea Fields\_Masterplan.pdf was uploaded

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

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

KA Matamata Limited Partnership (a joint venture between Classic Developments Limited and the NZ Super Fund known as Kaha Ake) is the registered legal owner of the Stage 3A land.

Calcutta Farms Limited is the registered legal owner of the Stage 3B land.

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:

KA Matamata Limited Partnership is the entity that has been formed to develop and subdivide both the stage 3A and 3B land. The Partnership has an unconditional Sale and Purchase Agreement with Calcutta Farms Limited to purchase the Stage 3B land which is due to settle in March 2025.

## Section 2: Project details

What is the project name?

Please write your answer here:

Maea Fields

What is the project summary?

Please write your answer here:

Maea Fields involves the subdivision of approximately 260 residential lots over a 16.3ha site to provide affordable housing in Matamata. Being centrally located, Maea Fields is perfectly placed to deliver on Matamata-Piako's anticipated growth. The fast-track consenting process presents an opportunity to unlock residential housing which is currently stymied by the unintended consequences of the National Policy Statement – Highly Productive Land.

What are the project details?

Please write your answer here:

Maea Fields is to be delivered through the Kaha Ake joint venture partnership between NZ Super Fund (NZSF) and Classic Group. Kaha Ake brings together NZSF's long-term financial support and Classic Group's 27 years of land development experience to support the creation of homes at pace and scale around New Zealand. This partnership is focused on addressing the issues facing the New Zealand property sector to enhance society.

The partnership has secured a pipeline with over 2500 lots throughout New Zealand with many more in due diligence phases. Kaha Ake has the land supply, the capability, and the financial backing to make a meaningful impact to New Zealand's housing supply. The key to unlocking this potential is the fast-track application process.

Matamata is located in the heart of the golden triangle between Hamilton, Tauranga and Auckland. With limited residentially zoned land available in the Matamata itself and a significant population catchment, Maea Fields is an important land development project for the region.

The project involves the subdivision of approximately 260 residential lots over a 16.3ha site to provide affordable housing in Matamata. Being centrally located Maea Fields is perfectly placed to deliver on Matamata-Piako's anticipated growth. The project includes significant earthworks, as well as the extension and development of civil infrastructure including roading, three waters, utilities and local reserves. The development masterplanning has been urban design led, creating a well-designed urban community.

The objective of the development is to deliver housing to meet the demands of the Matamata-Piako sub-region. Council have anticipated this growth through the use of a Future Residential Policy Area in the District Plan however this has been trumped by the introduction of the National Policy Statement – Highly Productive Land (NPS-HPL). The fast-track decision-making process presents an opportunity to unlock the development and deliver on Matamata's housing needs.

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

Please write your answer here:

The proposed subdivision is an extension of Stages 1 and 2 of Maea Fields, which have already been granted resource consents. Stage 1, which involved 91 residential lots, was completed in 2023 and construction of Stage 2, which involves 70 residential lots, is underway. Stages 3A and 3B are remaining stages of Maea Fields and are the only remaining stages that do not yet have resource consents. Stage 3B is subject to the Future Residential Policy Area and so timing of this stage is unclear due to the implications of the NPS-HPL – refer to the section 6 and 7 for further information. The attached staging plan identifies the staging boundaries being the subject of this application.

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

Please write your answer here:

The following resource consents would be required under the RMA:

- Subdivision consent;
- Land use consent;
- Diversion and discharge of stormwater;
- Diversion of surface water; and
- Earthworks consent.

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

Please write your answer here:

- Matamata-Piako District Council (subdivision and land use consent)
- Waikato Regional Council (diversion and discharge of stormwater, diversion of surface water, earthworks).

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

Please write your answer here:

Resource consents have previously been granted for Stages 1 and 2 of Maea Fields. Those consents included subdivision and land use consents (Matamata-Piako District Council) and diversion and discharge of stormwater, diversion of surface water and earthworks consents (Waikato Regional Council).

Engineering plan approvals have recently been granted for the first sub-stage of Stage 2 and development is underway.

The subject of this application is in relation to the consents required for future stages that are stymied by the NPS-HPL.

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

No

Please explain your answer here:

KA Matamata either owns the land (stage 3A) subject to this application or has a Sale and Purchase Agreement in place (Stage 3B).

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

Please write your answer here:

The Applicant has an established team of engineers, planners, contractors and other consultants and has existing established relationships with local authorities and iwi authorities. This means that resource consent applications for Stages 3A and 3B could be prepared immediately. The Applicant would intend to begin construction in 2025.

Proposed timeframes under fast-track decision-making process

- Late-2024 – Maea Fields confirmed on Schedule 2 of the Bill
- Early-2025 – Maea Fields consent submitted to Expert Panel.
- Mid-2025 – Maea Fields consent granted
- Late-2025 – Complete detailed engineering design.
- October 2025 to April 2026 (summer earthworks season) – carry out earthworks.
- Early 2027 – Carry out civil construction
- Late-2027 – Titles achieved for the first stage and house builds commence

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The relevant local authorities are Matamata-Piako District Council and Waikato Regional Council and the relevant iwi authorities who's rohe the site is within are Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust, Raukawa Charitable Trust and Waikato-Tainui.

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:

The Applicant has existing established relationships with both local authorities and with the iwi authorities, having recently worked closely with them for the Stage 2 of the development. Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust and Raukawa Charitable Trust have jointly prepared a Cultural Values Assessment which covers Stage 2 and Stage 3A (this is attached). A separate Cultural Impact Assessment was previously prepared for Stage 1.

Upload file here:

Maea Fields\_Cultural Impact Assessment.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:

Not applicable

#### 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, Raukawa Claims Settlement Act 2014, Ngāti Hauā Claims Settlement Act 2014, Ngāti Hinerangi Claims Settlement Act 2021. The site is not within a statutory acknowledgement area under these settlements.

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?:

Not applicable

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

No

If yes, what are they?:

Not applicable

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?:

Not applicable

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

No

If yes, please explain:

Not applicable

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:

The Stage 3A and 3B land is an area which has been planned for residential land use under the Matamata-Piako District Plan.

Monocle (consultant planner for the applicant) have prepared a memo (refer shared file) outlining the anticipated effects of the project. The conclusions are noted below:

- We expect that any adverse effects associated with subdivision and development of the Stage 3A and 3B land will be able to be avoided, remedied and mitigated. Specialist reports have already been prepared for subdivision of Stage 3A, including an Integrated Transport Assessment, Urban Design Assessment, Geotechnical Investigation Report, Preliminary Site Investigation (for soil contamination) and Cultural Values Assessment. The preliminary servicing review by Lysaght Consultants dated 29 April 2024 confirms that three waters and transportation servicing requirements can be met for both Stages 3A and 3B.
- Subdivision and development of the Stage 3A land is expected to be consistent with relevant national policy statements and national environmental standards.
- Subdivision and development of the Stage 3B land is expected to be consistent with relevant national policy statements and national environmental standards, although further evaluation of the NPS-HPL would be required. With the Stage 3B land being an area planned for residential development under the ODP (FRPA and Structure Plan), it is highly likely that the loss of this land for land-based primary production due to residential subdivision and development will occur at some point in the future. The loss of this land in the short to medium-term is unlikely to be significant in the context of the intended interim use prior to subdivision and development occurring and the availability of highly productive land in the district. Nevertheless, the NPS-HPL could potentially stymie development of the Stage 3B land for a number of years.

Lysaght Consultants (civil engineering consultants for the applicant) have prepared a memo (refer shared file) outlining the anticipated effects of the project from a transportation, 3 waters and geotechnical perspective. The conclusions are noted below:

- The preliminary servicing review carried out by Lysaght demonstrates that necessary transportation and three-waters servicing requirements can be met, and an appropriate and viable solution for each is available.
- Subject to further engineering design and review, development of the proposed site is therefore expected to be possible in accordance with the district plan, relevant legislation and regional and district council requirements.

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## 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:

Monocle (consultant planner for the applicant) have prepared a memo (refer attached) outlining the project in relation to relevant National Policy Statements. The findings are summarised below:

National Policy Statement on Urban Development:

The subdivision and development of Stages 3A and 3B will be consistent with the NPS-UD because:

- It will provide additional housing supply for Matamata which will contribute to meeting projected demand for new dwellings;
- Ongoing provision of residential lots to meet demand is important for housing affordability in Matamata; and
- The subdivision will contribute to Matamata being a well-functioning urban environment.

National Policy Statement on Freshwater Management

There are no known freshwater systems (including natural inland wetlands or other water bodies) within Stages 3A and 3B. Provision will need to be made for stormwater treatment and disposal prior to discharge to ground soakage. The preliminary servicing review by Lysaght Consultants dated 29 April 2024 confirms that there are appropriate and viable stormwater solutions.

National Policy Statement on Highly Productive Land

The Stage 3A land is not 'highly productive land' because it is zoned Residential under the ODP. Accordingly, the NPS-HPL does not apply to that land.

The underlying Rural zoning of the FRPA under the ODP means that, conversely, the Stage 3B land is considered 'highly productive land'. This is despite the land being identified as an area for future residential development under the ODP and therefore anticipated for residential development in the future. Due to the manner in which the NPS-HPL is written, consenting the Stage 3B land under "standard" RMA processes will be extremely challenging.

The fast-track decision-making process provides an opportunity to ensure the project can be developed in keeping with Matamata-Piako District Council's future residential growth area and not be stymied by the unintended outcomes of the NPS – HPL.

File upload:

Maea Fields\_Adverse Effects & NPS Planning Memo.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 residentially zoned land in Matamata is extremely constrained. This coupled with the area experiencing high growth means that the 260 lots to be developed by this project will go some way to easing the housing demand in Matamata. The site is well-suited for residential development and is not subject to natural hazards as well as being located adjacent to an existing residential area and only 2km from Matamata's Central Business District. In the context of Matamata, this is a regionally significant development in addressing the housing needs and supply.

The time and cost efficiencies under the fast-track decision-making process will be substantial, in part due to the Bill's intention to ensure that developments of this nature are not stymied by such unintended consequences of the NPS-HPL (refer further description in Section 6 for further explanation).

We anticipate it would be at least a 4+ year timeframe to secure the necessary consents and approvals for the site under the typical RMA process. This is because a plan change would be required to rezone the Stage 3B land, followed by resource consents and subsequent engineering approvals. The timeframe will be likely extend even longer than this due to the NPS-HPL being an impediment to rezoning, despite Matamata-Piako District Council having already identified the land for future residential development.

The fast-track decision-making process will provide substantial benefits in providing a streamlined consenting pathway when compared to the alternative of navigating the "standard" RMA processes, in particular in relation to the NPS-HPL constraints.

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

Please write your answer here:

In our experience obtaining the necessary resource consents and approvals under the "standard" RMA process for this project is expected to take 4+ years. Should the project be included in the fast-track decision-making process this timeframe is expected to reduce by half. This reduction in timeframe will have a significant impact on the pace that Kaha Ake is able to bring affordable housing to the market.

Furthermore, the fast-track process will alleviate resourcing issues for Matamata-Piako District Council and Waikato Regional Council, particularly by avoiding a plan change for the Stage 3B land which is a resource intensive and costly process for both Applicants and Councils.

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

Local government plan or strategy

Please explain your answer here:

The Matamata-Piako District Plan identifies the project site as being suitable for residential development through Residential zoning (Stage 3A land) and a Future Residential Policy Area overlay (Stage 3B land). The entire site is identified for residential land use under the Banks Road to Mangawhero Road Structure Plan under the District Plan.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes, the proposed Maea Fields development will deliver regionally significant infrastructure, primarily through the provision of housing. Housing is widely recognised as a form of infrastructure, contributing to economic performance and societal well-being. In this case, the construction of 260 new homes addresses a pressing need within the region.

Matamata, situated within the Golden Triangle region, experiences significant development pressure due to its proximity to Auckland, Hamilton, and Tauranga. This pressure has led to increased demand for housing as more people are drawn to the area. By providing 260 new homes in Matamata, the Maea Fields development contributes to addressing this housing demand and supports the region's growth and sustainability. Additionally, the availability of housing options enhances the attractiveness of the area, further stimulating economic activity and promoting regional development. Therefore, while the Maea Fields development may not directly deliver transportation infrastructure or community amenities, its contribution to addressing the housing demand in the Golden Triangle region makes it a regionally significant infrastructure project.

Will the project:

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

Please explain your answer here:

The project will increase the supply of housing, address housing need and contribute to a well-functioning urban environment in Matamata. The project area is subject to a Matamata-Piako District Council's Structure Plan and with Stage 3A being residentially zoned and Stage 3B anticipated with the FRPA

overlay. The masterplanning for the contiguous land parcels has been carried out to ensure the outcomes achieved adhere to urban design best practice.

Additionally, advice from Property Economics (refer memo attached) concludes that Matamata's total dwelling demand is likely to be higher and existing residential capacity is likely to be lower than identified in Matamata-Piako District Council's the Housing Assessment. It recommends that more land should be zoned for residential development in Matamata within the short-medium term to ensure demand can be met. This provides further evidence that Maea Fields is required to address Matamata's housing needs.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

A project of this magnitude will create numerous jobs to deliver the design, consenting, earthworks & civil infrastructure, and ultimately house construction. In addition to the job creation to deliver the development itself the creation of 260 additional houses provides positive flow-on effects for the local and national economy through additional rates, job creation, and increased taxes and GST from the Matamata region.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Not applicable

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

No

Please explain your answer here:

Not applicable

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

Yes

Please explain your answer here:

The site is located adjacent to an existing residential area and only 2km from Matamata's Central Business District. Residents will have good access to local services, which will reduce greenhouse gas emissions relative to alternative locations away from the existing urban area.

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

No

Please explain your answer here:

Not applicable

Will the project address significant environmental issues?

No

Please explain your answer here:

Not applicable

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

Yes

Please explain your answer here:

The Matamata-Piako District Plan identifies the project site as being suitable for residential development through Residential zoning (Stage 3A land) and a Future Residential Policy Area overlay (Stage 3B land). The entire site is identified for residential land use under the Banks Road to Mangawhero Road Structure Plan under the District Plan.

Anything else?

Please write your answer here:

Classic Group began in Tauranga in 1996 by founders Peter Cooney and Matthew Lagerberg. Fast forward over 27 years, Classic Builders stands tall as one of New Zealand's leading residential building companies. From our headquarters in Tauranga, Peter and Matthew continue to steer the company, remaining proudly Kiwi-owned.

Classic Builders is now part of a group of Classic Group entities, which include Classic Developments for land development, Classic Life for retirement solutions, and CBC for commercial construction. Leveraging the collective expertise of the broader Classic Group, we are uniquely poised to undertake comprehensive end-to-end development projects.

Classic Developments has developed over 4000 sections to date and has a land holding of over 300ha (4000 sections) across the country, with a further 100ha under negotiation.

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:

The site is not subject to natural hazards. As with previous stages of Maea Fields, infrastructure for Stages 3A and 3B will be designed to required standards to take account of the future effects of climate change.

## 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:

KA Matamata has not track record of non-compliance or enforcement actions.

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## 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:

Andre de Jong

Important notes