

Response ID ANON-URZ4-5FTV-T

Submitted to Fast-track approval applications
Submitted on 2024-05-03 15:15:50

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:
Phillip Nicholson

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 Seventeenth Avenue, Tauranga South, Tauranga 3112

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:

A location plan with aerial imagery is provided, refer Attachment A1.

File upload:
Attachment A1 - Location plan & related mapping.pdf was uploaded

Upload file here:
Attachment A2 - Selection of photographs.pdf was uploaded

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

Yes

upload file:

Attachment B - Title 63019.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The current registered legal owners are James and Jane Paterson; however, KA Woolshed Limited Partnership has entered into an agreement to purchase the subject land, conditional on achieving an operative residential zoning.

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:

Please refer above.

Section 2: Project details

What is the project name?

Please write your answer here:

Woolbrae (Paterson Block)

What is the project summary?

Please write your answer here:

The project seeks to develop approximately 375 residential allotments, including a 4ha recreation reserve, new roading networks, cycle trails, three waters infrastructure (including stormwater management area), and network utility services.

What are the project details?

Please write your answer here:

Woolbrae (Paterson Block) 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.

With limited residentially zoned land available in Queenstown, and a chronic undersupply of affordable housing options, Woolbrae is an important land development project for the region.

Project Objective: To create an efficient, walkable, and legible neighbourhood in a high-quality sustainable environment.

Key methods to achieve the project objective:

- Extend the east/west connector road into the neighbouring Woolshed Road site for simplicity and legibility.
- Create a simple urban grid that aligns and connects with the north/south and east/west connector roads.
- Position the recreation reserve for accessibility and visibility.
- Create park-edge roads to the floodway, reserve, and landscape buffer. These strengthen accessibility and offer passive surveillance / activation.
- Connect to neighbouring developments where possible, with streets or pedestrian links.
- Create views to open space where possible to aid legibility and for sense of place.
- Orientate lots north / east / west where possible. Create wide/shallow lots when facing south.
- Have a flexible interface with Woolshed Road.
- Place medium density housing near or adjacent to open space amenity.
- Create a planted buffer to Kingston Road / State Highway 6.

Activities required to complete the development include bulk earthworks, construction of roading networks, installation of three waters infrastructure and installation of network utility services.

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

Please write your answer here:

The applicant aims to develop approximately 375 residential allotments over four years / stages, delivering up to 100 lots per year / stage.

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;
- Earthworks consent.

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

Please write your answer here:

- Queenstown Lakes District Council
- Otago Regional Council

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

Please write your answer here:

No applications have been submitted to date for the project.

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

No

Please explain your answer here:

No

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 consultants and contractors, meaning a consent application could be prepared immediately and construction could commence within 6 months of approval (anticipated late 2025/early 2026).

Proposed timeframes under fast-track decision-making process

- Late-2024 – Woolbrae (Paterson Block) confirmed on Schedule 2 of the Bill
- Early-2025 – consent submitted to Expert Panel.
- Mid-2025 – consent granted.
- Late-2025 – complete detailed engineering design and approvals.
- October 2025 to April 2026 (summer earthworks season) – bulk earthworks.
- Mid-2026 to mid-2027 – civil works.
- 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 Queenstown Lakes District Council and Otago Regional Council.

Te Rūnanga o Ngāi Tahu is the iwi authority, but the mana whenua status rests with the relevant Papatipu Rūnanga for the area. There are seven Papatipu Rūnanga with territorial rights to the Queenstown area. They are: Moeraki, Kati Huirapa ki te Puketeraki, Otakou, Hokonui, Awarua, Waihopai and Oraka-Aparima.

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:

Engagement with QLDC has confirmed that the subject site is within an area forecast by the QLDC Gen 1.0 Spatial Plan (QLSP) as being a suitable area for future residential development to meet existing demands. The existing public infrastructure is likely to require upgrading prior to any subdivision and development of the subject site being able to be completed and issue titles.

The applicant has engaged a cultural liaison consultant who has been consulting with the relevant Papatipu Rūnanga. No issues raised to date.

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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:

Neither the applicant nor QLDC have any undertaken any “processes” under the Public Works Act 1981 in relation to the subject site or any part of the land on which the project will occur.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

No Treaty settlements apply to the subject site nor the surrounding area.

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?:

No protected customary rights groups, customary marine title groups, applicant groups under the Marine and Coastal (Takutai Moana) Act 2011 (MACA), nor ngā hapū o Ngāti Porou are considered to be affected parties.

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:

There are no protected customary rights that relate to the land.

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:

Existing Environment

The subject site and its surroundings have been set out above. In terms of considering any anticipated and/or known adverse effects of the project on the environment, a correct understanding of the existing environment is necessary. A key to this understanding is the existing consents SH190488 and RM200615.

Land to the north of the subject site has been authorised by SH190488 to contain (interalia) 526 residential lots, 14 multi-unit lots and one lot for commercial purposes. Land to the south of the subject site has been authorised by RM200615 to contain (interalia) 271 residential allotments. Both of these developments are depicted on the plan from Construkt Architects (Attachment C3), where the subject site is outlined in red.

Natural Hazards

The subject site is recognised as being subject to natural hazards as identified on QLDC's hazard register. These hazards have been assessed by geotechnical specialists from ENGEO Ltd and their assessment is contained in Attachment D5. ENGEO Ltd make a number of recommendations in relation to foundation designs, dewatering, site preparation and fill materials. These recommendations can be appropriately addressed through suitably worded conditions should consent be granted.

As part of any assessment for subdivision and development of this scale in this District, the assessment and management of stormwater is a relevant consideration in terms of any natural hazard risk to people and property associated with potential stormwater flows. This hazard has been assessed by Prime 3 Consulting Ltd and their assessment is contained in Attachment D6. The recommendation for an open channel to manage flows can occur along the northern boundary of the subject site yet the channel may need to be "boxed" across its lower section to meet the western boundary. This recommendation can be appropriately addressed through suitably worded conditions should consent be granted.

Based upon the assessment from geotechnical and stormwater specialists, subject to conditions, the proposal is not considered to exacerbate any level of natural hazard risk where it would be unacceptable to the neighbourhood, the wider community, or the environment.

Landscape Character and Visual Amenity

The landscape character of the subject site and surrounding area has been summarised in above and considered in detail within the assessment from SITE Landscape Architects which is contained in Attachment D2. This landscape assessment confirms:

- That due to the nature of the receiving environment, the proposal will have no adverse effect upon landscape values or amenity.
- Effects on users of the highway and the surrounding landscape will be very low with the existing landscape character of the Coneburn Valley remaining unchanged.

Based upon the assessment from SITE Landscape Architects, any adverse effects from the proposal upon landscape character or visual amenity values will be negligible.

Residential Amenity Values

The proposed subdivision is considered to be a type of residential infill between two already consented residential developments which have been described in above. As such, consideration must be afforded towards any adverse effects upon the residential amenity values of these future residents.

Despite the two already consented residential developments being extensive, the natural ground surface across the floor of the Coneburn Valley remains almost at grade or gently rises in a southern direction. As such, any future development on the subject site at a maximum height of two stories will not enable future residents an advantageous view into the neighbouring developments / properties to any level that would be considered to compromise residential privacy.

Given the nature of the natural ground surface, neither of consented residential developments have been designed to provide for views across or into the subject site. As such, the proposed development will not compromise any views or outlook afforded by future residents of already consented developments.

The internal roading layout and location of open space areas in relation to the proposed density of residential living have been contemplated to provide a subdivision design that delivers residential amenity values for each future resident within an efficient, walkable and legible neighbourhood.

Based upon the above, any adverse effects from the proposed development upon the residential amenity values of any neighbouring residential developments will be de minimis and acceptable.

Social, Economic and Cultural

The subject site is not recognised as containing any notable natural or physical resources having aesthetic, recreational, scientific, historical, spiritual or cultural value, or other special value, for present or future generations. The subject site is not recognised as being within a Wahi Tupuna or containing any taonga species, habitats of significance to Ngai Tahu.

Consultation with iwi authorities is ongoing. However, through the consultation undertaken to date, it has not been identified by any iwi authorities that the subject site represents a location where the proposed development would fundamentally compromise any cultural values. The applicant anticipates that consultation with iwi authorities will continue and any issues that may arise can be adequately addressed within the ambit of the proposal with minimal amendment to the proposed plans and/or appropriately addressed through suitably worded conditions should consent be granted.

Based upon the above, any adverse effects from the proposed development upon natural or physical resources having aesthetic, recreational, scientific,

historical, spiritual or cultural value, or other special value, for present or future generations will be de minimis and acceptable, subject to any conditions deemed necessary by the decision maker.

The proposal provides considerable employment opportunities through the civil works stage of construction and then by way of residential building construction that makes a positive contribution to the social and economic wellbeing of the wider community.

The applicants are aiming to deliver a significant proportion of housing at or below 75% of the Queenstown-Lakes District median price. Given the known and substantial shortfall in affordable housing within the District, and particularly Queenstown, the proposed housing supply alleviates this high demand, extends the range of housing typologies and results in a positive effect upon the social and economic wellbeing of the wider community to a magnitude of minor.

2.3.6 Infrastructure

Telecommunications and Power networks exist to the residential subdivisions to the north and south of the subject site. It is anticipated that these networks will need to be established within the roading allotment in order to complete the RM200615 subdivision for land to the south of the subject site.

The existing public infrastructure network for the Coneburn Valley currently extends wastewater disposal and water supply networks to a pump station located within the Hanley Downs residential subdivision to the south of the subject site. This network is laid along the western boundary of the subject site.

As discussed above, there is development on both the northern and southern boundaries of the subject site which is anticipated to be serviced upon completion. The QLDC Gen 1.0 Spatial Plan (QLSP) identifies the Coneburn Valley as being a suitable area for future residential development to meet existing demands.

Standard conditions of any subdivision consent require that infrastructure is available, and connections are made in accordance with requisite national engineering standards. It is anticipated that connections can be made to the existing network, yet it is likely that the network will require upgrading to meet residential development expectations set out in the QLSP. Subject to conditions in relation to the timing of connections based upon existing and future capacities in the infrastructural network, any adverse effects upon the existing network in terms of the demand generated by the proposal can be adequately avoided.

Ecosystems, including on plants, animals or habitats in the vicinity

The subject site is not recognised as containing any notable conservation or natural vegetation values and it does not contain any scheduled trees. The proposal does not include the discharge of contaminants into the environment, including any unreasonable emission of noise.

The ecological values of the subject site have been assessed by Ecologists from E3 Scientific Ltd and their report is contained in Attachment D1. This report confirms that the subject site does not support indigenous vegetation or habitat.

The ecological report considers riparian margins, yet these margins exist outside the western boundary of the subject site. Notwithstanding, the proposal includes stormwater management areas which will need to integrate into the wider drainage network of the Coneburn Valley. This network exists alongside the outside of the western boundary of the subject site. As such, in the formulation of conditions (should consent be granted), it is recommended to include a condition that requires an Ecological Management Plan and Revegetation Strategy (EMPRS) in relation to this riparian area which will secure a positive effect by enhancing water qualities, water function as well as enhancing indigenous biodiversity and ecosystem values.

Overall, subject to conditions, the proposal would result in a positive effect upon ecosystems, including on plants or animals and any physical disturbance of habitats in the vicinity.

Earthworks & Construction

The earthworks and subdivision construction stages are temporary activities without any notable lasting effects. During this stage of development, adverse effects generally stem from unmanaged nuisances such as the emission of dust and noise as well unmanaged sediment control.

All exposed surfaces which are not intended to be formed for vehicle access or built upon, will be re-grassed to match the existing ground cover across the area the compound is located within.

Excavations take place above bedrock and within soil layers so there is no requirement to blast or break rock. All excavation can be undertaken by a hydraulic excavator which ensures work can be undertaken in accordance with the noise and vibration standards for the Zone.

Given the extent of proposed earthworks and the nature of the location, the applicant seeks to closely manage the proposed earthworks and expects that a condition of consent will require an Environmental Management Plan (EMP) to be prepared by a suitably qualified specialist who will oversee and manage the works site in relation to construction methodologies, erosion and sediment control measures, water quality, dust, noise, vibration, and cultural heritage.

Subject to a condition requiring an EMP and standard conditions of consent in relation to hours of operation, site and traffic management plans, any adverse effects from the earthworks and construction required as part of the proposal will be less than minor and acceptable.

Traffic

As discussed above, land to the north of the subject site has been authorised by SH190488 to contain (interalia) 526 residential lots, 14 multi-unit lots and one lot for commercial purposes. As part of this residential development, a roundabout intersection with SH6 has been constructed and is currently used by the public. The 271 residential allotments authorised by RM200615 on land to the south of the subject site are provided with access to this roundabout by way of the roading allotment that extends across the subject site. As such, the subject site is considered to be well placed to provide vehicle access.

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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:

NZ Coastal Policy Statement

The land is not identified as being within the coastal environment and is not subject to the provisions of the NZ Coastal Policy Statement.

National Policy Statement for Freshwater Management

The objective of this National Policy Statement (NPS-FM) is to ensure that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and well-being of water bodies and freshwater ecosystems
- (b) second, the health needs of people (such as drinking water)
- (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The subject site does not contain any water bodies or water courses. The proposal includes stormwater management areas which seek to detain and direct stormwater flows during heavy rainfall events and in accordance with climate change expectations. The onsite management of stormwater in these areas will ensure that any existing values of in terms of the wider freshwater resource will be maintained.

As discussed above, it is recommended to include a condition that requires an Ecological Management Plan and Revegetation Strategy (EMPRS) in relation to the riparian area on the western edge of the subject site which will secure a positive effect by enhancing water qualities, water function as well as enhancing indigenous biodiversity and ecosystem values. Subject to conditions, the proposal is considered to achieve the outcomes sought by the NPS-FM.

National Policy Statement on Urban Development Capacity

The National Policy Statement on Urban Development Capacity (NPS-UC) sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991.

The subject site is located in a Special Zone of the Proposed District Plan, within an Urban Growth Boundary (UGB) and the proposal is urban development. As such, the NPS-UD is an appropriate consideration for assessment and determination of the current application.

The proposal seeks to subdivide and develop 254 affordable residential allotments / units in a District recognised as an area of high growth and a substantial shortfall in affordable housing. As discussed in part 2.1, the proposal seeks to create an efficient, walkable, and legible neighbourhood a high-quality sustainable environment which is considered to make a significant contribution to a well-functioning urban environment. As such, the proposal is consistent with the objectives and policies of the NPS-UD.

National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) intends to apply only to land zoned as General Rural and/or for Rural Production. The subject site is located within the Jacks Point Zone of the Queenstown Lakes Proposed District Plan. The purpose of this Zone is set out in Attachment E1 and it is not a General Rural and/or Rural Production Zone, therefore, the NPS-HPL is not a relevant consideration for the current application.

National Environmental Standards for Freshwater

The outcomes sought to be achieved by the National Environmental Standards for Freshwater (NES-F) have been assessed and the proposal is considered to achieve these for the same reasons as set out under the NPS-FM discussed above.

National Environmental Standard for assessing and managing contaminants in soil to protect human health.

The National Environmental Standard for assessing and managing contaminants in soil to protect human health (NES-CS) has been assessed in the Preliminary Site Investigation (PSI) undertaken by WSP Ltd which is contained in Attachment D4. This report confirms the subject site is suitable for residential development and no further investigation nor consents are required under the NES-CS.

File upload:
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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 normal process for any non-complying resource consent in the Queenstown Lakes District would be a notified process which is time consuming and cost prohibitive by comparison to the intended timeframes under the fast-track process.

Based upon the assessment set out below, the project is considered to have significant regional benefits which can be facilitated (realised) through the fast-track decision making process. Therefore, referring this project is consistent with the purpose of this Act.

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

Please write your answer here:

The proposal is considered to be a discrete pocket of land capable of being subdivided and developed for residential purposes in a similar manner to the existing residential develops which adjoin each side of the subject site. Based upon the assessment above, the proposal is considered to have limited effects to mitigate by way of conditions which are not considered to represent an unsurmountable burden on the fast-track process. As such, the proposal is considered to have a very low and acceptable impact on the efficiency of the fast-track process.

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

Other

Please explain your answer here:

Spatial Strategy

In 1993 QLDC commissioned the preparation of a "Settlement Strategy" to assist in decision making related to urban growth issues. The Settlement Strategy identified two areas outside the Queenstown urban boundaries as having 'considerable potential' for future residential development. One of those areas was the Coneburn Downs area which includes the subject site.

In March 2021, the local government QLDC notified a draft Spatial Plan that identified the southern corridor / Coneburn Valley as being a suitable area for future residential development to meet existing demands.

The subject site is located in a Special Zone of the District Plan which anticipates residential development and is located within the Urban Growth Boundary.

Based upon the above, in terms of subsection 3 (a), the subject site is located in an area which has been identified by the local government in an urban growth strategy as well as a spatial strategy / plan. In terms of subsection 3 (j), the proposal is considered to be consistent with a local spatial strategy.

Other

The shortfall in affordable housing is considered to be a significant environmental issue for District. The proposal will assist to address this significant environmental issue as set out in subsection 3 (i).

In summary and based upon the above, the project is considered to have significant regional benefit for the purposes of any assessment under the Fast-track Approvals Bill.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes, the proposed 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 375 new homes addresses a significant need within the region.

The proposed 4ha recreation reserve will also provide regionally significant infrastructure.

Will the project:

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

Please explain your answer here:

The proposal seeks to subdivide and develop 375 affordable residential allotments / units in a District recognised by National Policy Statements as an area of high growth and a substantial shortfall in affordable housing.

As discussed above, the proposal seeks to create an efficient, walkable, and legible neighbourhood in a high-quality sustainable environment which is considered to make a significant contribution to a well-functioning urban environment.

Based upon the above, in terms of subsection 3 (c), the proposal is considered to increase housing supply, address housing and contribute to a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

As discussed above, the proposal provides considerable employment opportunities through the civil works stage of construction and then by way of residential building construction that makes a positive contribution to the social and economic wellbeing of the wider community. This contribution is considered to equate to a significant economic benefit as set out in subsection 3 (d).

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

N/A

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

No

Please explain your answer here:

N/A

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

Yes

Please explain your answer here:

As evident from the specialist reporting in relation to Natural Hazards, the proposal has been designed to account for climate change in order to provide an enduring residential development. Designing for climate change is considered to support climate change mitigation as set out in subsection 3 (g).

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

Yes

Please explain your answer here:

As discussed above, subject to conditions, the proposal is not considered to exacerbate any level of natural hazard risk where it would be unacceptable to the neighbourhood, the wider community, or the environment. This is considered to support adaptation and resilience from natural hazards as set out in subsection 3 (h).

Will the project address significant environmental issues?

No

Please explain your answer here:

N/A

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

Yes

Please explain your answer here:

In 1993 QLDC commissioned the preparation of a "Settlement Strategy" to assist in decision making related to urban growth issues. The Settlement Strategy identified two areas outside the Queenstown urban boundaries as having 'considerable potential' for future residential development. One of

those areas was the Coneburn Downs area which includes the subject site.

In March 2021, the local government QLDC notified a draft Spatial Plan that identified the southern corridor / Coneburn Valley as being a suitable area for future residential development to meet existing demands.

The subject site is located in a Special Zone of the District Plan which anticipates residential development and is located within the Urban Growth Boundary.

Based upon the above, in terms of subsection 3 (a), the subject site is located in an area which has been identified by the local government in an urban growth strategy as well as a spatial strategy / plan. In terms of subsection 3 (j), the proposal is considered to be consistent with a local spatial strategy.

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?

Yes

If yes, please explain:

Natural Hazards

As discussed above, subject to conditions, the proposal is not considered to exacerbate any level of natural hazard risk where it would be unacceptable to the neighbourhood, the wider community, or the environment. This is considered to support adaptation and resilience from natural hazards as set out in subsection 3 (h).

Climate Change

As evident from the specialist reporting in relation to Natural Hazards, the proposal has been designed to account for climate change in order to provide an enduring residential development. Designing for climate change is considered to support climate change mitigation as set out in subsection 3 (g).

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 Woolshed Limited Partnership has no track record of non-compliance or enforcement actions.

Load your file here:

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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:

Phillip Nicholson

Important notes