

Response ID ANON-URZ4-5FBE-Q

Submitted to Fast-track approval applications
Submitted on 2024-05-03 11:31:43

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 Ave
Tauranga

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

Not Answered

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:

Tauriko West, Tauranga includes multiple properties as listed below.
22 Redwood Lane;
45 Redwood Lane;
47 Redwood Lane;
48 Redwood Lane;

49 Redwood Lane;
50 Redwood Lane;
800R State Highway 29; and
820 State Highway 29.

The first attached file depicts the relevant land holdings and the second attachment shows a draft masterplan for the northern end of the site.

File upload:

Tauriko West_TPG Land Holdings.pdf was uploaded

Upload file here:

Tauriko West_North Masterplan (COMMERCIAL IN CONFIDENCE).pdf was uploaded

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

Yes

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Tauriko West_22 Redwood Lane Title-combined.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Martha Elizabeth Clarkson, SJ Trustee Services Limited, Cherry Way Trustees BMC Limited, Robert Moncrieff Clarkson and JK Hamilton Trustee Services 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, Tauriko Property Group Limited Partnership (TPG) have Sale and Purchase Agreements with the registered legal landowners for all of the approximately 132 Ha of land that is the subject of this application.

Section 2: Project details

What is the project name?

Please write your answer here:

Tauriko West by Tauriko Property Group

What is the project summary?

Please write your answer here:

In an attempt to ease the residential land and housing crisis in Tauranga, Council have recently notified their plan change to rezone Tauriko West Urban Growth Area of approximately 333ha of Rural land to Residential to enable the land to be developed for housing, schools, sports fields and other related amenities. TPG have a significant land holding of approximately 132Ha in the Tauriko West Urban Growth Area of which will contribute some 1250+ houses to the region.

What are the project details?

Please write your answer here:

Tauriko West is intended 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.

Tauranga is one of New Zealand's fastest growing cities and has reached a point where housing demand is far outstripping the availability of residentially zoned driving house prices further out of reach for a large proportion of the population. The Tauriko West project is crucial for the city's future as it aims to contribute significantly to alleviating the housing crisis by expanding the housing supply.

The proposed Tauriko West Urban Growth Area of approximately 333ha is located adjacent to the Wairoa River as its western boundary extent, SH 29 on the east, Cambridge Road on the north and Redwood Lane as the southernmost access to the urban growth area. The Tauriko West Urban growth area

TPG intends to develop approximately 132ha of land for urban development within the context of Variation 1 to Proposed Plan Change 33 as described below:

- To provide for urban development,
- To partially address residential supply constraints
- To contribute towards achieving housing targets in the City Plan and the Regional Policy Statement,
- To enable a variety of housing choice,
- To create quality-built form outcomes,
- To deliver on a more compact city as outlined in Urban Form and Transport Initiative (UFTI).
- Two schools are anticipated, one being the relocation of the existing Tauriko School to enable SH 29 to be upgraded and improve safety on the SH 29 corridor.
- Small neighbourhood centre with a Community Centre, a library, some convenience shops
- Activities include bulk earthworks, land development, the provision of bulk infrastructure, one new connection to SH 29, one existing connection at Redwood Lane upgraded, a north to south spine road as a key public transport route,
- Supports multi-modal transport options and choices.
- Neighbourhood reserves, walkways and cyclepaths along the Wairoa River,
- Integrated walking and cycling provision in road corridors and interconnecting the entire urban growth area.

The project is also reliant on the Tauriko West Enabling Works Package providing access to the site from State Highway 29 as well as the future realignment of State Highway 29 enabling the full build out of the Tauriko West Urban Growth Area.

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

Please write your answer here:

The work commenced in January 2017 to prepare for the re-zoning of the Tauriko West Urban Growth Area from Rural to Residential.

Some seven years later the Tauranga City Council led Variation 1 to Proposed Plan Change 33 (Plan Change) was publicly notified on 11th March 2024 with submissions closing on 9th April 2024. No date has yet been set for hearings however they are anticipated to occur in March/April 2025. The Minister for the Environment has directed the Council to notify decisions on the independent hearing panel's recommendations by 31st December 2025.

After this date, it is expected that Resource Consents for bulk earthworks and subdivision consents will be able to be applied for. It is anticipated that bulk earthworks would then be able to commence in mid-September 2025.

Tauriko West Enabling Works:

The Tauriko West Enabling works incorporates critical updates to the State Highway 29 infrastructure to the north and south of the Tauriko West UGA.

- On 28th of February 2024 NZTA awarded Separable Portion One (SP1) to Downer NZ which includes the southern works around Kaweroa Drive and Redwood Lane area. The SP1 works are scheduled to be completed by August 2025 (refer to the shared file image defining the SP1 scope of works)
- NZTA has decided to delay awarding of the northern part of the works, Separable Portion 2, until mid-2024. Completion is advised by early 2026 if awarded in accordance with the above timeframes (refer to the shared file image defining the SP2 scope of works).
- Once the southern and northern works are completed, urban development can occur both from the south and the north of the urban growth area.

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

Please write your answer here:

Following the conclusion of the recently notified Plan Change by Tauranga City Council resource consents would be required under the RMA, namely:

- 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:

- Western Bay of Plenty District Council
- Tauranga City Council
- Bay of Plenty Regional Council (for earthworks, soil contamination, stormwater discharge consents).

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

Please write your answer here:

No Resource Consents have yet been lodged for this project as they are contingent on the Council led Plan Change becoming operative.

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

No

Please explain your answer here:

Not applicable

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

Please write your answer here:

Bulk earthworks is anticipated to commence in September 2025, with works staged over the following 10 years subject to market conditions. Works can commence both from the southern and northern ends of the Urban Growth Area as required.

Proposed timeframes under fast-track decision-making process

October 2024 – Commence Landform/ Earthworks Design and gain consents

Late 2024 – Tauriko West confirmed on Schedule 2 of the Bill

May 2025 – Procurement of stage 1 Earthworks package

September 2025 – Commence Stage 1 Earthworks

July 2025 – Commence Stage 1 Civils design, approval, procurement

April 2026 – Stage 1 Civils commence

March 2027 – Stage 1 titled lots (approximately 100) ready for housing construction

The next earthworks stages will follow with earthworks occurring every season until completion (season from mid-September to April every year). Civils stages will carry on all year round until completion with the intention to deliver 80-100 lots per year pending market conditions.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Relevant iwi authorities and Tangata Whenua

Iwi authorities and forums consulted with via the Te Kauae Roopu forum include:

- Ngati Kahu
- Pirirakau
- Ngati Hangarau
- Ngai Tamarawaho
- Ngati Ranginui iwi

Relevant local and regional authorities

- Western Bay of Plenty District Council
- Tauranga City Council
- Bay of Plenty Regional Council

Other authorities:

- NZTA
- Ministry of Education
- Bay of Plenty District Health Board
- Powerco – power provision
- Tuatahi First Fibre – fibre provision
- Heritage New Zealand Pouhere Taonga

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:

Extensive stakeholder engagement has been carried as part of the proposed Plan Change process. Multiple open days and public and key stakeholder consultation has occurred over the period from 2017 up to public notification of the proposed plan change – refer to the shared file Appendix 5A (key stakeholders and community) and 5B (engagement and feedback – Tangata Whenua) of the s32 report for details.

Further feedback will be collated in the form of submissions to the Plan Change. The engagement undertaken to date and future has and will continue to help shape the development outcomes.

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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:

A PWA process is underway with NZTA to secure a small area of land for the Northern Access including a temporary occupation area for construction works. This is the area referred to as Separable Portion 2 of the Tauriko Enabling Works described in Section 2.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The project is located in the geographical location of Tauriko West in Tauranga City, within the Bay of Plenty Region. More specifically, the project is located within the proposed Tauriko West Urban Growth Area identified in Variation 1 to proposed Plan Change 33 of the Tauranga City Plan. Three iwi have concluded Treaty settlements that apply to this geographical area, which is known as "Tauranga Moana". They are Ngāi Te Rangi and Ngā Pōtiki (a hapū of Ngāi Te Rangi); Ngāti Pukenga; and Ngāti Ranginui. Broadly, those Deeds of Settlement constitute the final settlement of all historical Treaty of Waitangi claims of those three iwi and their hapū. The settlements include an agreed historic account and Crown acknowledgments, which form the basis for a Crown Apology to those iwi and their hapū, and a package of cultural, financial and commercial redress. The benefits of the settlements are available to all members of the iwi and hapū wherever they live. None of the three Settlement Deeds include redress which specifically affects the project area. Nor do any statutory acknowledgements apply to the Tauriko West Urban Growth Area which includes project area (Refer to Ngā Whakaaetanga-ā-Ture ki Te Taiao ā Toi (Statutory Acknowledgements in the Bay of Plenty)).

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:

With the impending development of a substantial greenfields area, there is a range of potential adverse effects that may arise. Fortunately, due to the recent notification of the Tauriko West Plan Change, which was a Council-led process, many of these potential effects have already undergone thorough consideration. Numerous specialist reports, along with peer reviews, have been conducted. Where adverse effects have been identified in this process, suggested mitigation measures have been incorporated into the anticipated planning framework, which Tauriko Property Group has been adhering to in the development of their masterplan. These measures encompass various concerns such as infrastructure constraints, geotechnical challenges, and sensitive landscape mitigation strategies. The list below outlines potential adverse effects that remain unresolved within the proposed planning framework. It is expected that these effects will still need to be addressed during the consenting stage.

- The increased traffic volumes necessitating transportation planning and infrastructure improvements which are proposed as the State Highway 29 Enabling Works (currently underway) and the long-term solution for State Highway 29 to support the full build out (4,000 dwellings) of the Urban Growth Area
- Potential loss of wetland areas and open drains, which have been identified by ecologists as either artificially created or severely degraded. Mitigation

measures to address adverse ecological impacts are also proposed.

- Possibility of increased flooding for some existing properties, although no additional properties are anticipated to be impacted beyond existing projections for a specific flood event.

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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:

The National Policy Statement on Freshwater Management (NPS-FM), in particular, is expected to pose challenges within the conventional Resource Management Act (RMA) consenting procedures. Although the goal is evident for the residential expansion of Tauriko West, the NPS-FM imposes significant limitations on the consenting route, thereby obstructing favourable urban design outcomes by safeguarding existing low-value ecological wetlands. Moreover, "standard" consenting timelines are likely to be considerably prolonged, necessitating consideration of the fast-track decision-making process as a means to expedite unlocking Tauriko West and delivering housing to the market at pace.

The recently notified Plan Change assesses Tauriko West against all of the relevant National Policy Statements and Environmental Standard. Appendix 3(a) of the s32 analysis is linked below with a summary provided below;

https://www.tauranga.govt.nz/Portals/0/data/council/city_plan/plan_changes/pc33/variation/s32-appendix-3a.pdf

National Policy Statement on Urban Development:

- Tauriko West UGA will provide greater housing choice for Tauranga, and in so contribute to meeting the expected demand for housing over the short, medium and long term
- The structure planning process has delivered an integrated response to ensure that a resilient, well-functioning urban environment is able to be created that provides for present and future generations social, economic, and cultural wellbeing, and for their health and safety.
- Affordability is supported through enabling greater housing supply, housing choice and allowing for a diverse range of housing typologies.
- Provision is made for a more intensive and compact urban form in an area where there is easy access to commercial activities and employment areas, and ability to be well serviced by the public transportation network.
- A partnership formed with Te Kauae A Roopu has helped to ensure that the principles of the Treaty of Waitangi are taken into account.
- The structure planning has supported the development of an integrated response to ensure that infrastructure is provided to accommodate growth in an efficient and affordable manner.

National Policy Statement on Freshwater Management:

- The residential rezoning recognises the importance of the Wairoa River and its associated catchment (connected watercourses and surrounding wetlands) by providing a number of measures to protect the Wairoa River corridor, as outlined below:
 - o The river corridor will be protected as Passive Open Space Zone, with an IAL Plan Area overlay, as well as an Important Amenity Landscape Management Area providing a further 20m buffer along the interface, to manage the visual impact of the new housing development on the Wairoa River corridor.
 - o The Wairoa River bank and esplanade area are to be protected as Conservation Zone, to protect and maintain ecological and biodiversity values
- A new objective, policies and rules provide for an integrated management approach to stormwater management, to promote positive effects, and avoid, remedy, or mitigate adverse 34 effects (including cumulative effects), of housing and urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
- The significance of the Wairoa River and associated catchment has been recognised through Tangata Whenua engagement to give effect to Te Mana o Te Wai and in recognition of Ki Uta Ki Tai (from mountains to sea).

National Policy Statement on Indigenous Biodiversity:

- An ecological assessment was undertaken for Tauriko West, taking into account NPS-IB, RPS, RNRP, and City Plan requirements for the management and maintenance of indigenous biodiversity. No significant natural areas were identified, nor issues likely for highly mobile fauna.
- Detailed ecological findings were provided for terrestrial, natural inland wetlands and watercourses with recommendations for land development during future earthworks, a recreated stream, wetland protection and aquatic offsetting where wetlands or watercourses have to be filled in to achieve the required landform modification.
- The ecological assessment findings were shared with Tangata Whenua, recognising their role as kaitiaki for taonga species in this rohe.
- A Conservation Zone is proposed along the Wairoa River bank and esplanade to maintain biodiversity, with the wider river corridor zoned Passive Open Space to protect cultural and amenity values, with all the ecological benefits of a much wider corridor.

National Policy Statement on Highly Productive Land:

NPS-HPL does not require its provisions to apply where the land is identified for future urban development (within the next 10 years), which Tauriko West is.

National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health Objective:

A Contaminated Land Investigation advises that based upon the assessment undertaken there is no reason in regard to contamination which would result in the Tauriko West from not being able to proceed to urbanisation. Furthermore, all matters identified in terms of each area assessed can be remedied or mitigated, with this able to occur at or in advance of large-scale earthworks or subdivision consenting.

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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 scale of Tauriko West clearly identifies it as a project of regional significance. The land has long been identified through SmartGrowth's Settlement Plan, UFTI's Connected Centres Programme and the change to the City's urban limits to incorporate Tauriko West, as an area to support the growth of Tauranga City which is in dire need of zoned greenfield land to have any chance of meeting the project population growth.

Tauriko West will increase the supply of housing with the Urban Growth Area adding some 4,000 extra dwellings of which this project will contribute 1250+. This will go a long way to address the housing needs of the existing and fast-growing population of Tauranga.

The commitment to this project is further emphasized by the substantial investment in infrastructure upgrades, such as the State Highway 29 Enabling Works package and the long-term solution for State Highway 29 (presently recognised as a Road of National Significance in NZTA's 2024 GPS).

Further, in September 2022 Kainga Ora selected the Western Corridor, Tauranga (which includes Tauriko West) to be considered for assessment as a potential Specified Development Project as empowered under the Urban Development Act.

The Bill provides an opportunity to drastically reduce timeframes and cost when compared to "standard" RMA processes, in turn increasing the rate of housing supply to the Tauranga region.

Tauriko Property Group have spent over seven years navigating local and national authority's processes to try to unlock Tauriko West and supply housing to help ease the housing crisis in Tauranga. Such a prolonged timeframe is evidently unacceptable however there is now considerable momentum, with the Plan Change being notified and the State Highway 29 Enabling Works package awarded. This presents an excellent opportunity to progress Tauriko West through the fast-track decision-making process in lieu of the "standard" RMA processes.

Applying for consents through the RMA will prove extremely cumbersome partly due to the number of parties involved as noted below;

- Tauranga City Council
- Western Bay of Plenty District Council
- Bay of Plenty Regional Council
- NZTA
- Tangata Whenua
- Ministry of Education
- Bay of Plenty District Health Board
- PowerCo (power provision)
- Tuatahi First Fibre (fibre provision)
- Heritage New Zealand Pouhere Taonga
- Neighbouring landowners

The standard consenting process is further constrained with the current RMA legislation, in particular the National Policy Statement – Freshwater Management as described in Section 6.

Kainga Ora's proposed SDP - Western Corridor (including Tauriko West) has already been significantly delayed from the initial proposed timeframe. The number of steps involved and the nature of the process is considered cumbersome and overly bureaucratic. As an untested process, there appears to be an abundance of caution in bringing it forward with multiple opportunities for feedback and reconsideration of key features, and it is unsurprisingly going very slow. This is counter to the stated intention of bringing forward urban development at scale and pace, and it is therefore questionable if this is a realistic aspiration. In short, Tauriko Property Group have little faith in the creation of an SDP being beneficial to Tauriko West in any way, another reason to progress Tauriko West under the fast-track decision-making process.

The fast-track decision-making process will provide substantial benefits in providing a streamlined consenting pathway (subdivision, land use, earthworks, stormwater discharge consents) when compared to the alternative of navigating the "standard" RMA processes.

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 a complex project such as Tauriko West could be 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 which in turn will deliver housing more quickly to meet the city's existing shortfall.

Not only would there be a significant reduction in the overall consenting timeframe but also much more cost efficient for both the applicants and local authorities in alleviating resourcing issues for both Tauranga City Council and Bay of Plenty Regional Council during the consenting process.

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

Central government plan or strategy

Please explain your answer here:

Central Government Plan or Strategy

The Government has identified State Highway 29 Tauriko West as one of the 15 Roads of National Significance in the 2024 GPS. State Highway 29 and the associated Enabling Works and future long-term solution to upgrade this section of State Highway is essential to unlocking the urban development of Tauriko West.

Local Government Plan or Strategy:

- SmartGrowth's "Settlement Plan" and Future Development Strategy
- UFTI's "Connected Centres Programme"
- Tauranga City's urban limits extended to include Tauriko West
- NZTA's Regional Land Transport Plan
- Tauriko For Tomorrow - a collaborative project driven by Tauranga City Council, Western Bay of Plenty District Council, Bay of Plenty Regional Council and NZTA.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The proposed development at Tauriko West will deliver both regionally and nationally significant infrastructure.

Firstly, the project serves as a catalyst for the improvement works of State Highway 29, which is designated as one of the Government's Roads of National Significance. This highway is a crucial freight route into the port of Tauranga, New Zealand's largest port. Therefore, the development indirectly contributes to the enhancement of a key national transportation artery.

Additionally, the development includes various community facilities such as schools, a library, sports fields and a community centre, along with significant destination riverside reserves and parks. These amenities will not only benefit the local community but also serve as regional assets, attracting visitors from surrounding areas.

Furthermore, housing is considered a form of infrastructure according to the New Zealand government's definition: "fixed, long-lived structures facilitating economic performance and well-being". Tauranga, being New Zealand's fastest-growing city, faces a housing shortage that has been widely publicised. This shortage has significant economic and well-being impacts on the region. By providing 1250+ additional housing units in Tauranga, the development will address a critical regional need, making it regionally significant in terms of infrastructure

Will the project:

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

Please explain your answer here:

There is currently a significant shortfall of zoned land and housing supply and choice in Tauranga. TCC has acknowledged it is well behind in its housing supply targets.

In addressing housing needs, Tauriko West will provide a wide array of housing choices, catering to the anticipated demand over the short, medium, and long term. This commitment to diversity and affordability in housing typologies contributes significantly to the city's housing goals.

The project's structured planning approach ensures the creation of a resilient and well-functioning urban environment. The emphasis on a more intensive and compact urban form, coupled with easy access to commercial activities and employment areas, underscores the project's commitment to sustainability and urban liveability. Additionally, the well-serviced public transportation network further enhances accessibility and connectivity within the community.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

A project of this magnitude will create hundreds of jobs to deliver the design, consenting, earthworks & civil infrastructure, house construction, along with commercial buildings. In addition to the job creation to deliver the development Tauriko West will provide employment opportunities in education and commercial operations. The wider Tauriko UGA includes the creation of 4,000 houses which provides positive flow-on effects for the local and national economy through additional rates, job creation, and increased taxes and GST from the Tauranga 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 development of Tauriko West contributes to the 'Connected Centres' settlement pattern for the western Bay of Plenty as identified in the SmartGrowth Strategy and UFTI. Further, the structure planning process has considered how land use and transport will be integrated within Tauriko West and with the wider urban area to deliver connectivity and mode choice (walking, cycling, bus and car) to reduce emissions from private vehicle travel.

The extensive native plantings and enhancement of significantly degraded wetlands envisaged with this urban development and the removal of dairy stock will result in the reduction or removal of greenhouse gas emissions. However, no calculation to support this have been carried out.

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

Yes

Please explain your answer here:

There are significant mitigation measures proposed as part of the urban development to address the identified natural hazards like flooding and slope stability. Compliance with TCC's Infrastructure Development Code, which sets standards for subdivision development in Tauranga, will ensure that all natural hazards in the urban development are satisfactorily dealt with and mitigated.

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

As noted in Sections 2 and 7 above, and covered in detail in the TCC Plan Change s32 analysis, this project and is anticipated and planned for in all strategic regional and local planning documents for example:

- The Smartgrowth Settlement Pattern
- The Regional Policy Statement with amended urban limits
- The Smartgrowth Strategy 2023
- Local government boundary alteration
- The Bay of Plenty Regional Land Transport Plan 2021-2031
- Tauriko West Enabling Works Detailed Business Case 2022
- Tauriko Network Connections Long Term Detailed Business Case endorsed by NZTA

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:

Yes:

1. Flooding and increased water levels adjacent to the Wairoa River: The detailed modelling has accounted for 1m freeboard for section levels above the 1%AEP event at 2130 Climate Change modelling with anticipated 1.6m sea level rise.
2. Other Natural hazards: slope stability and potential liquefaction: these risks will all be mitigated by geotechnical design, safe slope formation and engineered earthworks including pre-loading of certain areas in order to comply with Tauranga City Council's specifications and requirements for land development set out in the TCC Infrastructure Development Code.

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:

TPG has no track record of non-compliance or enforcement actions.

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:

Andre de Jong

Important notes