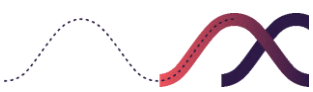
Sanderson Partners Ltd

Matakana Country Club

Fast-track Approvals Act 2024 – Referral Application

November 2025



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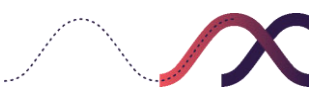

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1. Executive Summary

This Referral Application is made by Matakana Country Club Ltd under the Fast-Track Approvals Act 2024 (**FTAA**) for the Matakana Country Club (**MCC**) retirement village development at 120 Tongue Farm Road, Matakana. The application seeks referral to an Expert Consenting Panel for resource consents and other approvals required to establish the MCC. The proposal involves the development of a master-planned retirement community providing 208 independent living units, a 30-bed care facility, and a range of communal and recreational amenities, including a clubhouse, café/restaurant, health spa, art centre, workshop, and open space network.

The project occupies a 73ha rural–coastal site bordered by the Matakana River and its estuarine margins. The masterplan has been landscape-led, focusing on built form in the northern portion of the site where sensitivity is lowest, and dedicating the balance of the property to ecological restoration. Approximately 25ha of native forest, wetland, and riparian planting will enhance biodiversity, water quality, and the site's rural–coastal character.

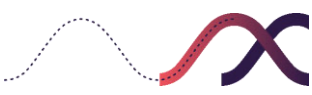
The assessment that supports this Referral Application demonstrates that the MCC will provide significant national and regional benefits in accordance with the purpose of the FTAA for the following reasons:

- **Housing and social benefits:** The development will directly address a documented regional shortfall in retirement living and aged-care accommodation. The Net Latent Demand Report (**Appendix J**) identifies unmet demand for more than 750 units in Rodney and 15,000 units across Auckland by 2048. The MCC will contribute 208 units and integrated care, enabling older adults to age in place within their community, freeing up existing family housing and improving overall housing system efficiency.
- **Economic benefits:** The Property Economics Assessment (**Appendix I**) confirms that the project will generate over $425–$500 million in additional regional economic output, create approximately 3,500 full-time-equivalent job-years, and support long-term local employment through ongoing village operations.
- **Social and cultural benefits:** The project is community-oriented, providing shared amenities accessible to residents and the wider public, encouraging social interaction and wellbeing. Engagement with mana whenua provides opportunities for cultural interpretation, planting design, and partnerships during operation.
- **Environmental benefits:** The project will restore ecological integrity through large-scale native planting, riparian and wetland enhancement, and comprehensive water-sensitive design. The change in land use from grazing to managed village will improve water quality and biodiversity within the Matakana River catchment and associated estuarine environment.
- **Climate resilience and natural hazards:** The site is stable, outside flood and coastal-inundation areas, and has been designed to manage stormwater and sea-level rise scenarios consistent with the Engineering Assessment (**Appendix F**).

Technical assessments confirm the site is physically suitable and serviceable, with no significant geotechnical or contamination constraints. Private infrastructure for water, wastewater, and stormwater will ensure resilience and minimise demand on public networks.

Engagement has been undertaken with mana whenua groups, the Auckland Council, Heritage New Zealand Pouhere Taonga, and the Department of Conservation. An Archaeological Authority will be sought to authorise any potential site disturbance, and a Wildlife Act Permit is not required, given existing regional authorisations for fauna relocation.

Overall, the Matakana Country Club represents a regionally significant, design-led project that delivers enduring social, economic, and environmental benefits consistent with the purpose and intent of the FTAA.



2. Applicant and Property Details

2.1 Applicant

Matakana Country Club Ltd is the applicant for the Matakana Country Club (**MCC**) retirement village project at Matakana. Matakana Country Club Ltd is a New Zealand-registered company with Nathan Sanderson as its sole director.

Nathan Sanderson's experience in the retirement living sector is extensive, and he has played a leading role in the delivery of several significant retirement village projects across New Zealand. This experience includes overseeing the consenting and development of the following villages:

- **Tamahere Country Club**[1] (Hamilton): A large-scale, master-planned retirement village comprising approximately 250 independent living villas, a residential care facility, and extensive community amenities. The village is recognised for its high-quality design, landscaped grounds, and integrated continuum of care.
- **Matamata Country Club**[2] (Matamata): A premium retirement village development featuring around 120 independent living villas, a care facility, and a range of communal facilities. The project is noted for its generous open space, community focus, and high standard of resident amenity.
- **The Hill Pukekohe GP Ltd**[3] (Pukekohe): A significant retirement village and residential care project, currently in development, planned to deliver over 100 independent living units alongside a modern care facility. The project is designed to meet the needs of an ageing population in the southern Auckland region.

Nathan Sanderson also worked on the Queenstown Country Club when it was under Sanderson Group Limited ownership. This development brings together Nathan Sanderson's proven track record in delivering high-quality, master-planned retirement villages, with a focus on resident wellbeing, architectural quality, and integrated care.

Note: *Some of the technical reporting provided in support of this application is made out to Sanderson Partners Ltd, being the entity established to commission reports before the Matakana Country Club Ltd entity was established.*

2.2 Property Details

The MCC project is located at 120 Tongue Farm Road, Matakana, approximately one kilometre southeast of Matakana Village. The site comprises approximately 73.9 hectares of rural land, legally described as Part Lot 3 and Part Lot 5 DP 13160 (NA61D/287). A copy of the record of title is included in **Appendix A**. The site is owned by Judith Carmichael, Alexander Nelson and Kenneth Stevens. SPL have a sale and purchase agreement with the owners to acquire the whole site.

The registered interests on the title include a fencing agreement and a gazette notice declaring part of the land as a road. This land was taken and vested as a road by the Rodney District Council in 1990.

The site and wider context are illustrated in **Figure 1**.

[1] https://tamaherecountryclub.co.nz/
[2] https://www.matamatacountryclub.co.nz/
[3] https://www.thehillpukekohe.co.nz/

Figure 1: *Site Location Plan (Source: Boffa Miskell)*

2.2.1 Site and Locality Features

The site is currently used for lifestyle grazing and contains two dwellings and various implement sheds and accessory buildings. One dwelling is located centrally, and the main dwelling is situated at the southern tip of the site, offering access to a jetty.

Its landform is distinctive, comprising an elongated, low-lying peninsula that extends into the upper reaches of the Matakana River estuary. The site is broader at the northern end, where it connects to Tongue Farm Road, and narrows significantly toward the southern tip. The topography is generally flat through the centre, with gentle slopes down to the adjacent waterways. It is bounded by estuarine margins to the east and west and is framed by elevated ridgelines, which provide expansive views over the site and the surrounding coastal landscape.

The surrounding locality is characterised by a mix of rural lifestyle blocks, boutique vineyards, and small-scale farming operations, contributing to the area's distinctive rural–coastal identity. Matakana township is a well-established lifestyle and tourism destination.

As demonstrated in **Figure 2**, the site is zoned Rural – Rural Coastal Zone under the Auckland Unitary Plan Operative in Part (**AUP**) and sits outside the Rural Urban Boundary (**RUB**). Adjoining properties are zoned Rural Coastal or Rural Mixed Use. The site is not identified for future urban development in any strategic planning documents.

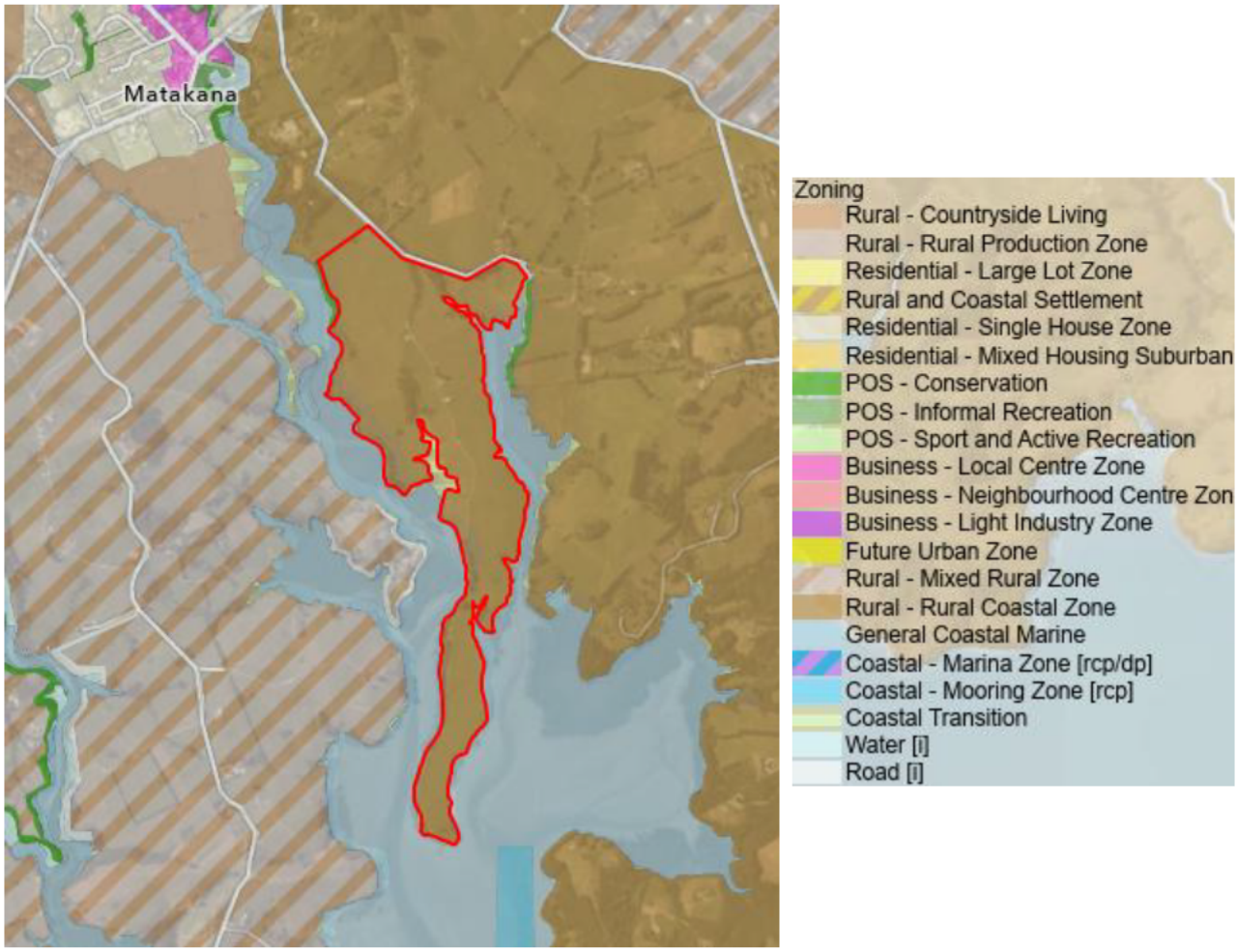


Figure 2: *AUP Zoning (Source: Boffa Miskell)*

Overlays affecting or adjoining the site include Significant Ecological Areas (Marine 1 and 2), Coastal Inundation (1% AEP plus 1m sea level rise), and Macroinvertebrate Community Index – Native. While the site does not contain mapped landscape overlays, it is recognised as a sensitive landscape environment due to its proximity to the Matakana River and wider harbour system.

Ecologically, the site contains areas of indigenous vegetation, including tōtara and kahikatea trees, mixed native shrubland, and riparian corridors. Wetland features are also present, particularly around the constructed pond and coastal margins. These features will require further delineation to determine their classification under the National Policy Statement for Freshwater Management (**NPS-FM**). The adjacent estuarine environment is part of a mapped marine Significant Ecological Area and provides important habitat for indigenous birds and aquatic species.

Access is from Tongue Farm Road, which intersects with Leigh Road and provides a connection to Matakana township. Tongue Farm Road is classified as a minor rural road in the AUP. The carriageway is 6–7.3 m wide, with the first 600 m sealed and the remainder gravel. The road is a no-exit and terminates in a cul-de-sac. The Matakana Trail that connects Matakana Village to Ōmaha Beach uses Tongue Farm Road.

The site is not connected to any reticulated three waters infrastructure.

The site is underlain primarily by the Puketoka Formation, consisting of stiff clayey alluvial soils suitable for residential foundations, with a smaller area of younger Tauranga Group deposits near Tongue Farm Road

that are softer and more compressible[4]. Groundwater occurs at shallow to moderate depths (approximately 2–5 m below ground level), depending on elevation and proximity to the estuary.

A desktop and field-based archaeological assessment has been completed (see **Appendix G**). This assessment confirms that the site and its surrounds contain a number of recorded and potential archaeological features associated with early Māori occupation of the Matakana River valley and later European rural activity. Recorded sites include shell midden deposits and isolated artefact finds along the estuarine margins, as well as historic farm structures, fencelines, and former track alignments within the northern portion of the property. Areas of highest archaeological potential occur near the western and southern river margins, where elevated ground overlooks the estuary.

The NZLRI land use classification is LUC 3 (3w2)[5]. While the current National Policy Statement for Highly Productive Land (NPS-HPL) includes LUC 3, the Government direction is that it will be removed, and the timing for its removal is imminent and likely to be before any substantive application is lodged.

A Preliminary Site Investigation (**PSI**) (in **Appendix K**) has confirmed that several isolated activities listed in MfE's Hazardous Activities and Industries List (**HAIL**) have occurred on the site, and they include potential contamination sources associated with:

- Asbestos-containing materials (from deteriorated or demolished farm structures).
- Fence post storage (possible timber treatment chemicals).
- Fuel or oil spills in the hay shed area.
- Historic use of superphosphate fertilisers (cadmium).
- Potential pre-1990s sheep dip or spray race operations and wool or hide processing activities.

[4] Refer to the LDE Geotechnical Report (Appendix 2 of the Civiplan Engineering Assessment) for further information.
[5] As confirmed from the LRIS Portal: https://lris.scinfo.org.nz/layer/48076-nzlri-land-use-capability-2021/

3. Information required in a referral application

3.1 Proposed approvals being requested under this Application (s13(2)(d))

The following approvals are required to enable the development outcome.

3.1.1 Auckland Unitary Plan

The proposal will trigger resource consents under the AUP for the following reasons:

District Land Use Consents

- *Chapter H19 – Rural-Rural Coastal Zone*
  - A new Integrated Residential Development and/or a retirement village, being an activity not provided for (as per C1.7), is a **discretionary activity**.
  - A restaurant/café not provided for in rule H19.8.1(A35), being a **non-complying activity**.
  - A care centre for more than 10 people in rule H19.8.1(A45), being a **restricted discretionary activity**.
- *Chapter E12 – Land Disturbance – District*
  - **Restricted discretionary activity** for undertaking earthworks over an area more than 2,500m² and a volume of more than 2,500m³ in the Rural-Rural Coastal Zone under rules E12.4.1(A6) and E22.4.1(A10).
- *Chapter E23 – Signage*
  - The proposal will involve the creation of Comprehensive Development Signage in the form of publicly visible signage at the respective entrances to the site is a **restricted discretionary activity** under E23.4.2(A53).
- *Chapter E40 – Temporary activities*
  - The proposal will involve the construction of buildings on the site that will exceed 24 months. The project will involve staged construction, occurring over a minimum duration of 6 years. This is a **restricted discretionary activity** under E40.4.1(A24).

Regional Land use Consent

- *Chapter E9 – Stormwater Quality – High contamination generating carparks*
  - The proposal will involve the creation of a new High Contaminant Generating Carparks greater than 5,000m², which is a **controlled activity** under Rule E9.4.1(A6).
- *Chapter E11 Land disturbance – Regional*
  - **Restricted discretionary activity** for undertaking earthworks greater than 2,500m² on land with a slope greater than 10 degrees and within the Sediment Control Protection Area under rule E11.4.1(A8) and (A9).
- *Chapter E26 – Infrastructure*
  - The proposal will involve the installation of a wastewater treatment plant, requiring a **restricted discretionary activity** consent under Rule E26.2.3.1 (A54).
  - The proposal will involve the creation of stormwater detention/retention ponds and wetlands, requiring a **controlled activity** consent under Rule E26.2.3.1 (A55).

Discharge permit

- *Chapter E8 – Stormwater Discharge and Diversion*

- The proposal will result in the discharge of stormwater runoff from imperious areas that cannot meet the requirements of Rules E8.4.1(A3) to (A9), and therefore requires a **discretionary activity** consent under Rule E8.4.1 (A10).

- *Chapter E5 – On-site and small scale wastewater treatment and disposal*
  - The proposal will involve the discharge of wastewater at volumes that exceed the 6m³ threshold in Rule E5.4.1(A5), which is a **restricted discretionary activity**.

- *Chapter E30 - Contaminated Land*
  - Potential discharge of contaminants from disturbance of soil containing elevated levels of contaminants is a **controlled activity** under Rule E30.4.1(A6).

Water take

- *Chapter E7 – Taking, using, damming and diversion of water drilling*
  - The proposal may involve the taking of more than 20m³ of groundwater, to provide potable water to the development, exceeding the threshold in Rule E7.4.1(A6), and requiring a **restricted discretionary activity** consent.

The proposal may also require resource consent under the relevant rules of the AUP. Currently, we are unable to confirm these consenting requirements because the detailed design process has not yet been completed to verify water sources, the extent of vegetation clearance and its location, parking/loading/access arrangements, and the final building designs.

- *Chapter E7 – Take and use of surface water*
  - Water for firefighting purposes may be taken from an existing pond on the site, which may not comply with the standards in Chapter E7(A6) which limit the take to no more than 100m³. This is a **restricted discretionary activity**.

- *Chapter E15 – Vegetation management and biodiversity*
  - Vegetation alteration or removal within 20m of rural streams. This is a **restricted discretionary activity** under Rule E15.4.1(A16);
  - Vegetation alteration or removal within 20m of a natural wetland. This is a **restricted discretionary activity** under Rule E15.4.1(A18); and
  - Vegetation alteration or removal of greater than 25m² of contiguous vegetation, or tree alteration or tree removal of any indigenous tree over 3m in height, within 50m of mean high water springs in the Rural –Rural Coastal Zone. This is a **restricted discretionary activity** under Rule E15.4.1(A20).

- *Chapter E27 – Transport*
  - The proposed parking and access within the development site may not comply with the standards for parking, loading and access. This is a **restricted discretionary activity** under Rule E27.4.1(A2).

- *Chapter H19 – Rural-Rural Coastal Zone*
  - The design and layout of buildings may not comply with the standards in Chapter H19.10 (i.e. building height (H19.10.2) and minimum yard setback requirements (H19.10.3)).

3.1.2 National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

Based on the results of the *Preliminary Site Investigation* (**Appendix K**), a number of isolated HAIL activities have occurred on the site, and it is therefore assumed that soil disturbance associated with the proposed

development will involve areas where contaminant concentrations exceed the applicable NESCS soil contaminant standards and where the volume of soil to be excavated exceeds the thresholds in Regulation 8. As such, the activity is considered a restricted discretionary activity under Regulation 10 of the NESCS.

National Environmental Standards for Freshwater Management (NES-FM)

The proposal is likely to require consent for earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural inland wetland and for urban development and for the diversion of water or the discharge of water within 100m setback from a natural inland wetland and for urban development. Both of these consents are restricted discretionary activities under Regulation 45C.

3.1.3 Archaeological Authority

An Archaeological Authority will be sought from Heritage New Zealand Pouhere Taonga (**HNZPT**) under the Heritage New Zealand Pouhere Taonga Act 2014 to authorise any potential modification of archaeological sites across the site.

The archaeological assessment prepared by CFG Heritage Ltd identifies several recorded and potential archaeological sites in or near the development footprint, primarily associated with early Māori occupation and historic rural use of the Matakana River valley. Figure 42 of that report shows the relationship of the archaeological sites relative to the earthworks proposed. Further refinement of the Masterplan and/or earthworks footprint will be undertaken to ensure avoidance and protection of these sites (where practicable).

The authority application will be prepared in consultation with mana whenua and will be accompanied by Management Plans that will set out methods for site investigations, monitoring, archaeological protocols, and procedures for any accidental discoveries.

3.1.4 Other Comments

At this time, a site-specific Wildlife Act permit has not been identified as being required for the following reasons:

1. Existing Authorisations: Wildlife Act Authorisations already held by partners of Ecological Solutions will be used for the management (capture and relocation) of indigenous lizards, should they be encountered. These regional Wildlife Act Authorisations cover lizard salvage and relocation within the Auckland Region. Should any activity fall outside the scope of these existing authorisations, or if other protected species are identified, additional authorisation will be sought as required under the Wildlife Act 1953.
2. Bat Management: Although no dedicated bat investigations have been undertaken to date, standard tree removal protocols will be followed to manage the removal of any trees with potential bat roosting habitat. No deliberate capture or disturbance of bats is proposed, and therefore no Wildlife Act permit is presently required.
3. Fish Passage: Any new culverts installed will be designed to maintain fish passage consistent with the requirements of the Fisheries Act 1996 and the Conservation Act 1987, which requires the preservation of indigenous freshwater fisheries and their habitats. The culverts are expected to comply with the relevant permitted activity standards, being less than 30 m in length.

It is also not anticipated that the proposal will require any coastal permits, such as structures in the coastal marine area.

4. Proposal and Effects

4.1 Description of the project and the activities it involves (s13(4)(a))

4.1.1 Development Overview

The proposal involves the development of a master-planned retirement village, known as the MCC. The project will provide high-quality housing, care, and communal facilities within a landscaped rural-coastal setting.

The development relates to the whole site, but the concentration of built form will be within the northern portion of the site, retaining the southern peninsula in open pasture or revegetated. The proposal includes approximately 208 independent living units and 30 care suites, supported by a range of shared amenities including a clubhouse and croquet lawn, health spa, art centre, workshop, and orangery/pavilion[6]. The general arrangement of the land use outcomes is illustrated in **Figure 3** (see also **Appendix B**).

Two components of the development (the café/restaurant and the Sea Lodge accommodation facility) will be open to the public. The café/restaurant will provide a local dining space accessible from Tongue Farm Road, while the Sea Lodge will offer short-stay accommodation for visitors to the area and families of residents. All other facilities and activities within the village are for the sole use of residents and their guests.

Walking and cycling connections will extend throughout the site and link with the wider Matakana–Ōmaha trail network.

4.1.2 Design Approach

The design follows a landscape-led approach, guided by Boffa Miskell's design principles that emphasise retaining rural open space, restoring ecological systems, and reinforcing the natural grain of the landform. Development is arranged in small clusters of dwellings to preserve the openness of the site and focus built development in the less sensitive parts of the site. Internal streets are designed as narrow rural lanes with grassed swales and planted verges.

Built form is low-scale and recessive, using simple rooflines, natural materials, and muted tones that integrate with the surrounding landscape. Communal buildings are distributed throughout the site to be within walking distance of residential clusters and to promote social connection. The overall density of less than three dwellings per hectare ensures the development retains a rural scale, outlook and character consistent with its setting.

Landscape and ecological design form the central organising framework for the project. Existing waterways and wet pasture areas will be restored as functioning wetlands. Approximately 25ha of coastal forest and native planting will be established to improve biodiversity and visual integration, and large open areas of pasture and parkland will be maintained between clusters to preserve the site's openness and character.

Further detail on the landscape and urban design rationale is contained in the Urban Design and Landscape Assessment Summary Report (**Appendix D**), the Landscape Masterplan (**Appendix D**), and the First Light Design Memo (**Appendix C**), which demonstrate how the development achieves a sensitive integration of housing, ecology, and rural amenity within the Matakana environment.

[6] Refer to the Masterplan in **Appendix B** for the full list of buildings and their indicative sizes.

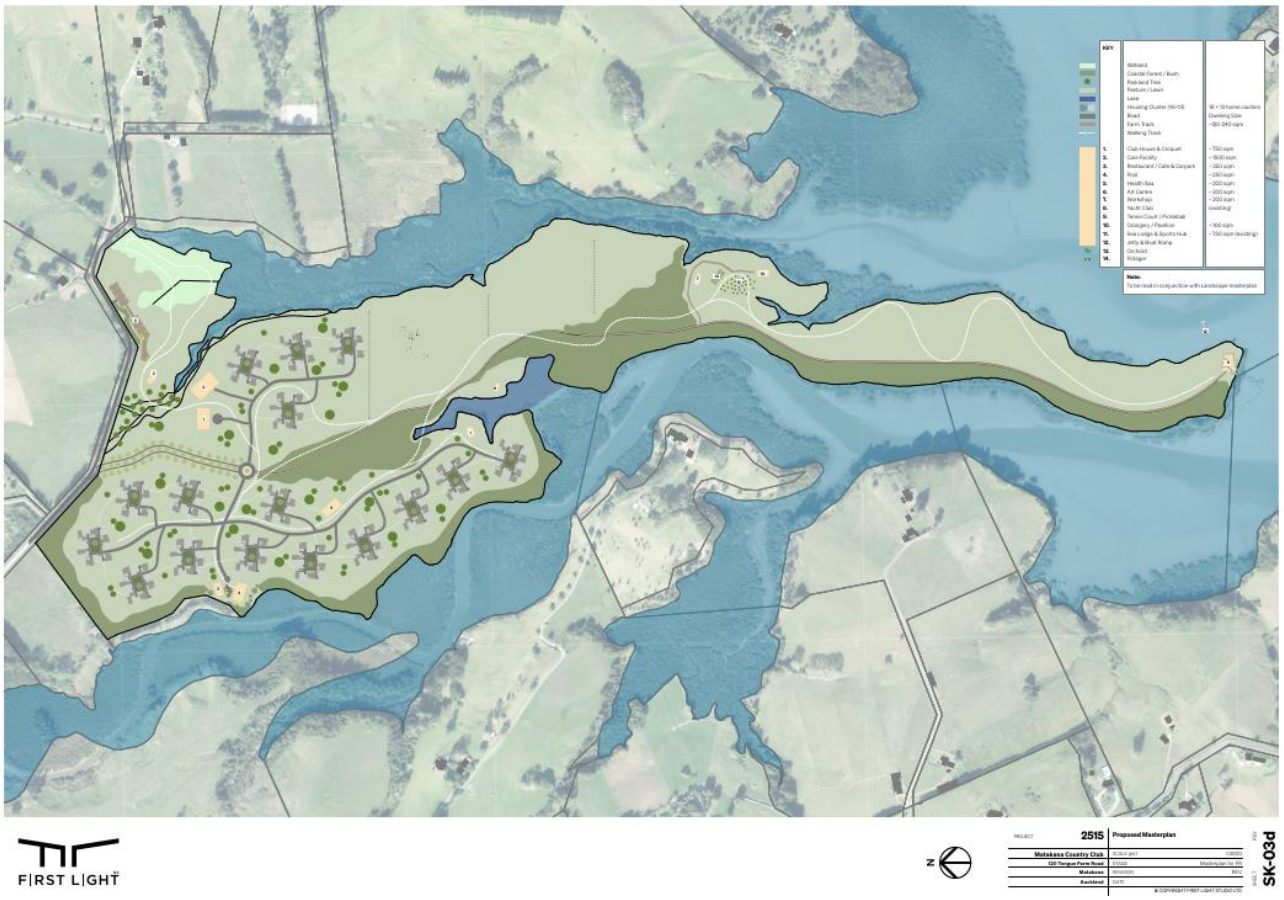


Figure 3: *Masterplan (Source: First Light)*

4.1.3 Infrastructure Provision

The site is not currently serviced by public water, wastewater, or stormwater infrastructure. New, privately owned and operated systems will be established to service the development. Preliminary Infrastructure Plans are provided in the Engineering Assessment in **Appendix F**.

Stormwater

Stormwater will be managed on-site and discharged via overland flow paths to the coast, existing streams, or the existing pond. The system will provide treatment and detention through swales, rain gardens, wetlands, gross pollutant traps, and proprietary cartridge filters. Roof water will be collected in reuse tanks. Hydrological mitigation will include retention of the first 5 mm of rainfall and extended detention for the 95th-percentile storm. Discharge to ground is not viable due to clay soils.

Wastewater

Wastewater generation is estimated at approximately 93 m^3 per day, or an annual demand of 33,828m^3 for the whole site. The site has no existing public wastewater connection. A 180 PE pressure main in Tongue Farm Road is available, but does not service the property. Three servicing options have been considered:

1. A private low-pressure system discharging to the existing Watercare main, subject to capacity and approval.
2. An on-site community treatment system (Innoflow Prelos™ or equivalent) providing full primary, secondary, and tertiary treatment before disposal via subsurface dispersal fields.
3. A containerised Membrane Bioreactor plant providing advanced treatment with disposal via dispersal fields or surface water.

All options can meet Watercare and Auckland Council standards. Option 2 is the preferred solution. The preliminary engineering plans show the reticulation network and the preferred location for the effluent disposal irrigation fields[7].

Water Supply

There is no public water connection to the site. Potable and non-potable water will be supplied via private on-site systems using roof-water collection and reuse tanks serving villa clusters and communal buildings. Each tank will include pumping and treatment equipment. Preliminary calculations estimate that anticipated water volumes for the whole site are 100m³ a day or 36,561m³ a year.

Fire-fighting water will be drawn from the on-site pond (approximately 30,000 m³ storage) via a booster pump and 150 mm fire main designed to FW2/FW3 standards. A supplementary groundwater bore may be developed, subject to consent, to provide an alternative source of water. All potable water will meet the Drinking Water Standards for New Zealand. The suitability of the groundwater for potable purposes has been examined by Williamson Water & Land Advisory[8].

Utilities

Electricity and telecommunications will be provided via underground reticulation coordinated with Vector and Chorus. Correspondence from both these providers confirming provisions to supply the site, subject to upgrades, has been obtained[9].

4.1.4 Transportation

Access to the site will be provided from Tongue Farm Road via the existing tree-lined driveway, with two entry points proposed. The main entrance will serve residents and service vehicles, while a secondary entrance will provide access to the café/restaurant and associated parking.

Tongue Farm Road is classified as a minor rural road and currently has low traffic volumes (approximately 80 vehicles per day). It connects to Leigh Road, a rural arterial linking Matakana to Ōmaha and Warkworth. The intersection of Tongue Farm Road and Leigh Road provides appropriate geometry and sight distances for anticipated vehicle movements.

The development is expected to generate approximately 40–45 vehicle movements per hour in the weekday peak period, based on comparable retirement village trip generation rates. These volumes can be accommodated within the existing road network with only minor localised upgrades to Tongue Farm Road. Internal circulation will be provided by a private road network designed as low-speed rural lanes. Car parking will be provided for all units and communal facilities, including staff and visitor parking. The café/restaurant will have dedicated customer parking adjacent to its entrance.

Refer to the Transportation Assessment in **Appendix H** for further information.

4.1.5 Earthworks

Earthworks will be required to form building platforms, road corridors, and infrastructure networks. Approximately 32,000 m³ of cut and fill[10] will be undertaken across an area of around 25ha, with earthworks balanced on-site to minimise the need for import or export of material. Cut and fill levels are a maximum of 1m, with the majority being less than 0.5m.

[7] Further details on the wastewater system/design are provided in the Innoflow specifications, contained in Appendix 4 of the Civilplan Engineering Assessment (**Appendix F**).
[8] The results of that investigation are summarised in Appendix 5 of the Civilplan Engineering Assessment (**Appendix F**).
[9] See Appendix 6 of the Civilplan Engineering Assessment (**Appendix F**).
[10] See Cut/Fill Plan in Appendix F for location of cut/fill activities.

Works will be staged and undertaken during the permitted earthworks season (October to April). Finished levels will follow the natural landform as far as practicable, with building floor levels set above the 1% AEP flood level and allowing for climate change and sea-level rise.

Comprehensive erosion and sediment control measures will be implemented in accordance with GD05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, including stabilised construction entrances, diversion bunds, silt fences, and sediment retention ponds with rainfall-activated chemical treatment.

Controls will remain in place until each stage is stabilised, and environmental monitoring will be undertaken throughout construction. These measures will ensure that earthworks are appropriately managed and that downstream environments are protected.

4.1.6 Construction and Staging

Construction will occur over a minimum period of six to eight years, subject to market demand. No specific staging is proposed; however, earthworks and civil infrastructure works will occur first, followed by the construction of villa clusters and communal facilities. The communal facilities are expected to be delivered concurrently to the independent living units to provide amenities for the residents.

4.2 Explanation of how the project meets the criteria in s22 (s13(4)(b))

4.2.1 Significant Regional or National Benefits (s22(1)(a))

The following section assesses the project against the acceptance criteria in s22 of the FTAA. Each subsection addresses the relevant paragraphs of s22, supported by quantitative and qualitative evidence contained in the technical appendices.

For the purposes of this application, "regional significance" refers to activities that generate benefits extending beyond the immediate locality, producing measurable or enduring outcomes across the wider region. These may include social, economic, environmental, or cultural benefits that support the expedited delivery of infrastructure or development at scale and contribute materially to regional wellbeing or capacity in a way that could not be achieved through smaller, localised projects.

In this context, MCC is considered a **regionally significant project** and, in certain respects, **nationally significant**, for the following reasons:

1. **Has the project been identified as a priority project? (s22(2)(a)(i)**

   The project is not explicitly identified as a priority project within any current central government, Auckland Council, or sector strategy. Nevertheless, the proposal clearly aligns with the purpose and intent of the FTAA, which seeks to expedite projects that deliver regionally significant housing and social benefits. While the scale of the project is not at the level that many would consider to be nationally or regionally significant, it is important to recognise that the project is not standard housing development and is a response to a critical demographic trend, the rapid ageing of Auckland's northern population. The MCC will provide 208 independent living units and 30-bed care facility within a purpose-built community. In doing so, it supports regional and national policy directions that promote diverse housing supply, stronger local care infrastructure, and well-functioning, inclusive settlements.

2. The project significantly increases housing supply and accommodation for an ageing population (s22(2)(a)(iii)

The project will deliver 208 independent living units and a 30 bed care facility, directly increasing the supply of specialist housing for older persons in the Rodney and Auckland regions. This constitutes a **regional benefit** because the Webster Research Net Latent Demand Report (**Appendix J**) shows that the population aged 70 years and over in the Rodney Local Board Area (LBA) is projected to increase from 10,732 in 2025 to 23,260 in 2048 – an increase of 12,528 people (117%). The 85+ cohort, which drives demand for residential care, is forecast to rise from 1,642 to 5,720 (+ 248%) over the same period. In the local area surrounding Matakana, the 70+ population is expected to grow by 68% (from 4,660 in 2023 to 7,815 in 2048) and the 85+ group will almost triple (from 695 to 2,045).

The current retirement-village supply is limited. There are only 555 existing units in the Rodney LBA, with a further 1,314 units identified in the development pipeline. Webster Research note that much of this pipeline is at a preliminary or speculative stage, carrying a high risk of delay or non-delivery. They estimate a net latent demand of 755 retirement-village units in Rodney by 2048, after accounting for both existing and pipeline supply.

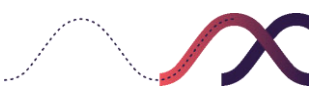
Across the wider Auckland Region, the net latent demand is estimated at 15,499 units by 2048. The addition of 208 independent living units at the MCC will help meet this documented shortfall – particularly for the eastern and rural-coastal parts of Rodney, which currently lack any full-continuum retirement villages and are structurally underserved. The MCC will also diversify the range of retirement-living choices available, as most existing or proposed villages are clustered around Warkworth or further south, and few include on-site care facilities.

There is also a significant shortfall in integrated care provision. The ratio of care beds to retirement-village units in the immediate local area is only 0.23, compared with 0.79 for Rodney and 0.76 for Auckland overall. Webster's demand model forecasts a need for an additional 1,512 care beds/suites in Rodney by 2048, with the current pipeline meeting less than five years of projected demand. The MCC's proposed care facility will help close part of this gap, enabling residents to age in place and reducing pressure on both public and private care infrastructure. Most existing care beds nearby are also within older, standalone facilities that have seen little reinvestment; without new, integrated capacity, residents will continue to be displaced from their communities as their care needs increase.

The Retirement Village Association (**RVA**) has recognised that the shortage of suitable retirement housing and care capacity in New Zealand has reached a critical level, with demand already outstripping supply. Delays and uncertainty within current planning processes are identified as major constraints on delivery. The RVA's letter of support (**Appendix N**) confirms that *"New Zealand faces a significant and growing need for high-quality retirement living and aged-care options"* and that the MCC proposal *"provides urgently needed retirement accommodation in a location not currently identified for urban development, supporting the objectives of the National Policy Statement on Urban Development."*

The project will also generate a secondary benefit for the wider housing market. By providing purpose-built accommodation for older residents, existing homeowners are able to downsize, freeing up family-sized dwellings for other households. Each retirement-village unit typically releases a conventional home back into the general housing pool, creating a "chain-supply" effect that improves the efficiency of existing housing stock and supports movement between housing types as needs change. This dual benefit (i.e. the direct provision of new specialist housing and indirect release of general housing) contributes to a well-functioning urban environment consistent with Policy 1 of the NPS-UD.

While the Auckland Council has enabled additional residential capacity through up-zoning and intensification, retirement villages are not specifically anticipated or enabled in the AUP. They require



resource consent in most zones and are best delivered comprehensively and at scale, which demands large, often scarce landholdings. The current planning framework does not fully address the operational and service needs of retirement villages, nor provide a consistent or permissive consenting pathway[11]. As a result, delivery of retirement-village accommodation across Auckland is constrained by both planning and market factors, despite the region's rapidly ageing population and clear evidence of unmet demand.

Furthermore, regarding Matakana, there is no vacant residentially zoned land of the size and scale needed to support a retirement village of this magnitude. The only land that could potentially be developed is at 978 Matakana Road, which is zoned Country Living Zone and has a significant stream running through it, limiting the usable portion of the site to a size less than that proposed for the MCC.

The MCC site is located less than 1 km from Matakana Village. When the non-rural land uses of the adjacent Morris & James Pottery are considered, the site effectively forms part of the Matakana environment. The proximity to the urban area and the presence of established non-rural activities in the immediate vicinity support the conclusion that the site is functionally integrated with Matakana, rather than being a remote rural location. This functional integration aligns with the intent of the NPS-UD, which seeks to enable well-functioning urban environments and responsive planning for housing and community needs.

Given the scale of Auckland and the magnitude of the projected shortfall in specialist housing and care for older people, the MCC also provides a **national benefit** by contributing to the overall supply of retirement accommodation and aged-care capacity in New Zealand's largest urban region, where demand is expected to exceed supply for the foreseeable future. The development, therefore, contributes to meeting a national-level housing and care need.

3. The project delivers significant economic benefits (s22(2)(a)(iv))

The Economic Assessment (**Appendix I**) confirms that the MCC will deliver substantial economic benefits to both the Auckland Region and New Zealand as a whole. The analysis demonstrates that the project will provide a material injection of new investment, employment, and ongoing expenditure into the regional economy during both the construction and operational phases.

The assessment models construction activity over a six-year period and finds that the project will generate significant additional gross economic output through direct, indirect and induced effects across the Auckland economy. These benefits reflect the scale of the capital investment, the use of local contractors and suppliers, and the permanent operational employment created once the facility is established. Key modelled outcomes are as follows:

- Net Present Value (**NPV**): The project will generate between $425 million (at 8%) and $509 million (at 2%) in additional economic output within the Auckland region over the development period. *(Regional benefit)*
- Employment: Approximately 3,476 full-time-equivalent (**FTE**) job-years will be created over the life of the project, including 1,320 direct FTE job-years and 2,156 indirect and induced FTE job-years. These figures relate to the construction phase only. Peak employment is forecast at 810 FTEs during the busiest year of construction. Additional operational employment will be generated by the care facility, restaurant/café, health spa, art centre, and other amenities, but the number of ongoing jobs has not been quantified in the economic assessment. *(Regional benefit)*

[11] For example: Integrated Residential Developments (which is defined as including retirement villages) are Discretionary Activities in the Residential – Large Lot Zone, Residential – Rural and Coastal Settlement Zone, Residential – Single House Zone and Restricted Discretionary Activities in the Residential Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone, and Residential – Terrace Housing and Apartment Building Zone.

- Market and housing benefits: The project will expand the supply of specialist senior housing and integrated care, improving housing market efficiency and supporting a more balanced and responsive housing system in the Auckland Region. *(Regional and national benefit)*
- Local business and investment stimulus: The scale of construction expenditure, together with ongoing operational spending by residents and visitors, will stimulate ancillary local economic activity (including retail, hospitality, health and service industries) and strengthen business confidence in the Matakana–Warkworth area. *(Regional benefit)*

In addition to the quantified results, the Economic Assessment identifies a range of broader economic benefits, including higher household spending, stable long-term employment within local service sectors, and flow-on effects that are expected to support complementary development and tourism-related activity.

Overall, these outcomes demonstrate that the MCC will deliver significant economic benefits within the meaning of s22(2)(a)(iv) of the FTAA – principally regional in scale but nationally significant due to its contribution to the New Zealand's overall retirement housing and care capacity.

Refer to the *Economic Assessment* (**Appendix I**) for detailed modelling assumptions and full results.

4. The project will deliver social and cultural benefits

The proposal will deliver a range of social and cultural benefits that extend well beyond the immediate site and are regionally significant. These outcomes reflect the project's comprehensive, design-led approach and its focus on creating a community that supports connection, wellbeing and inclusivity. The findings of the Urban Design and Landscape Assessment (**Appendix D**) and other supporting assessments confirm that the MCC will contribute positively to the social fabric and identity of the wider Matakana–Ōmaha area. Key benefits include:

- Community integration and social connection (*regional benefit*): The site is less than 1km from Matakana Village and will effectively function as part of the village in terms of providing an option for future aged housing for those living, and also supporting the services and businesses in the village. The master-planned design incorporates communal facilities such as a clubhouse, café/restaurant, health spa, art centre and workshop, together with walking and cycling connections linking the village to the wider Matakana–Ōmaha area. These shared amenities will foster social interaction among residents and with the broader community, encouraging volunteerism, inter-generational engagement and stronger local networks. By providing spaces that support daily interaction, the MCC will help reduce social isolation – one of the most significant wellbeing risks facing older people.
- Amenity and wellbeing (*regional benefit*): Purpose-built communal and recreational spaces will enhance quality of life by promoting active, engaged and healthy ageing. The landscape masterplan emphasises access to nature, open views, and walkable green corridors, consistent with the "experiential journeys" and "neighbourhoods of belonging" principles set out by Boffa Miskell. The inclusion of an on-site care facility enables residents to remain within their community as their health needs change, supporting continuity of relationships and a sense of place.
- Cultural responsiveness and inclusivity (*regional benefit*): Engagement with mana whenua and local stakeholders has informed the project's values and design approach. Opportunities exist to integrate cultural narratives, planting themes and public art that reflect the heritage of the Matakana area (as recorded in the CIA). The RVA's letter of support also recognises the proposal's contribution to inclusive community development. The design and operation of the village will provide ongoing opportunities for partnership and participation, fostering belonging and inclusivity among residents from diverse backgrounds.

- By enabling older people to remain within their local area, close to family, friends and established services, the MCC supports the principle of "ageing in place". The MCC gives practical effect to this direction by providing appropriate housing and integrated care on one site, reducing the need for disruptive relocations, maintaining social networks, and contributing to community resilience.

Together, these social and cultural outcomes complement the project's housing and economic contributions, reinforcing its overall regional significance and alignment with the FTAA's purpose of enabling projects that deliver social, housing, and wellbeing benefits at scale.

5. The project will support climate change mitigation (s22(2)(a)(vi) and reduce risks arising from natural hazards (s22(2)(a)(viii))

The project addresses the **regional** risks of climate change and natural hazards through site design, on-site stormwater management, and due to the site's low susceptibility to geotechnical hazards. More specifically:

- The project has been designed with an integrated approach to landform, hydrology, and open-space systems to respond to the effects of climate change and manage natural hazard risks. The Engineering Assessment (**Appendix F**) confirms that the site is not subject to significant flooding or coastal inundation hazards, and that the proposed stormwater system will be designed to accommodate the 1% AEP event, including allowances for climate change. The development platforms will be set above predicted sea-level-rise contours, and all primary stormwater conveyance and treatment systems will detain and treat runoff, providing flow attenuation and water-quality improvement before controlled discharge to the receiving environment. This approach maintains pre-development flow characteristics, reduces the potential for erosion and sedimentation within the estuary, and enhances resilience to more intense rainfall events expected under climate change, consistent with s22(2)(a)(vi) and (viii) of the FTAA.
- Preliminary geotechnical investigations indicate that the site is underlain by competent soils with low susceptibility to liquefaction or slope instability. The Engineering Assessment (**Appendix F**) confirms that conventional foundation solutions can be applied, and that appropriate earthworks and drainage design will ensure stable building platforms and infrastructure corridors. There are no known geotechnical constraints that would increase natural-hazard exposure or limit development feasibility.

6. The development will have ecological benefits (s22(2)(b))

The proposal will deliver measurable ecological enhancement through restoration planting, wetland creation, and long-term habitat management, as outlined in the Ecological Assessment (**Appendix E**) and the Landscape Masterplan (**Appendix D**). The project design has integrated ecological values from the outset, with open-space networks, stormwater features, and landscape planting collectively configured to restore natural patterns and improve biodiversity across the site. Key ecological benefits include:

- Wetland creation and stormwater treatment: Establishment of constructed wetlands and vegetated swales that will filter and treat stormwater before it enters the receiving environment, improving water quality and supporting aquatic ecosystems.
- Riparian restoration: Approximately 25ha of native planting along drainage lines and tributaries of the Matakana River will stabilise banks, reduce sedimentation, and enhance connectivity between terrestrial and aquatic habitats.
- Habitat enhancement: Replacement of exotic pasture and shelterbelts with locally appropriate native vegetation will provide new habitat for indigenous birds, lizards, and invertebrates, while increasing ecological integrity and carbon-sequestration potential.

- Landscape connectivity: The masterplan incorporates continuous green corridors linking restored areas, wetlands, and open-space networks, creating a cohesive biodiversity framework that strengthens ecological resilience across the site.

Collectively, these measures will generate a net ecological gain by reinstating indigenous vegetation communities, improving hydrological function, and enhancing ecosystem services such as carbon storage, habitat provision, and water filtration. The ecological outcomes are of regional significance, contributing to the resilience and restoration goals of the wider Matakana–Ōmaha catchment and supporting the purpose of s22(2)(b) of the FTAA.

4.2.2 Facilitating the project by enabling a more timely and cost-effective process (s22(1)(b)(i))

Referring the MCC to the fast-track approvals process will facilitate the delivery of the project, including enabling it to be processed in a more timely and cost-effective manner for the following reasons:

1. The traditional linear pathway for identifying, rezoning, consenting, and developing land is slow and uncertain, particularly for proposals that fall outside existing urban boundaries. This process has not proven effective in responding to the growing demand for retirement housing and aged care infrastructure, especially in high-amenity rural–coastal locations such as Matakana.

2. The site is currently zoned Rural – Rural Coastal under the AUP, and the proposed development is a non-complying activity. No directly relevant zone within the AUP could be adopted for the site without significant modification. A bespoke zone or precinct would be required to enable the development, which would necessitate a private plan change. However, the site is not identified for future urban development in any strategic planning documents, and it is not contiguous with the existing Matakana township. These factors significantly reduce the likelihood of Council support for a plan change, particularly given the precedent effects and landscape sensitivity of the receiving environment.

3. Even if a plan change were successful, further consents would still be required to deliver the land use outcomes. The plan change process does not make the development a permitted activity, nor does it address the requirements under regional planning instruments. The cumulative consenting burden would result in extended timeframes, increased costs, and ongoing uncertainty.

4. The traditional plan change and consenting framework is likely to delay development by 18–24 months, assuming successful approvals and no appeals. In contrast, obtaining consent under the FTAA would significantly shorten this timeframe and reduce costs, while still ensuring robust environmental and planning scrutiny through an expert panel process.

4.2.3 Referring the project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track approvals process (s22(1)(b)(ii))

Referring the MCC to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track system for the following reasons:

1. The project is well-defined and has undergone significant preliminary investigations, including ecological, landscape, infrastructure, geotechnical, contamination and economic assessments. The proposal is well-advanced, with substantial preparatory work already completed. The necessary technical and planning information is largely available, meaning there should be no difficulty or delay in lodging a comprehensive and high-quality substantive application. This readiness minimises the risk of inefficiencies, rework, or delays within the fast-track process.

2. The proposal is not overly complex and is spatially contained within a single landholding. It does not involve multi-site coordination, overlapping jurisdictions, or dependencies on broader infrastructure upgrades.

3. The project is led by a motivated and experienced developer with a clear delivery plan. The development is not speculative and is well-positioned to proceed promptly if approved, aligning with the intent and efficiency objectives of the fast-track process.

4. The proposal does not involve any ineligible activities under section 5 of the FTAA. It is not located within a customary marine title area and does not require approvals under other legislation that would fall outside the scope of the fast-track process.

4.3 Ineligible activities (s13(4)(c))

An assessment against the ineligibility activity criteria is contained in **Appendix O**. That assessment confirms that the project does not involve any ineligible activities.

4.4 A description or a map of the whole project area (s13(4)(d))

The whole Project area is depicted in **Figure 1** and in the Masterplan contained in **Appendix B**. The boundaries of the site also follow cadastral boundaries, so they are easy to define.

4.5 Commencement and completion dates for construction activities (s13(4)(e))

Commencement of the construction activities is anticipated within 6-9 months of the approval of the FTAA substantive application and will be programmed so as to commence within the earthworks season (October to April). Completion dates are less defined and will be market-driven. SPL anticipates that the total build-out will take a minimum of 6 years.

4.6 A statement of whether the project is planned to proceed in stages (s13(4)(f))

The project will be delivered sequentially, as described in Section 4.1.6. The substantive application will be lodged for the whole development outcome. There will be no need for staged applications.

4.7 Whether a part of the project is proposed as an alternative project (s13(4)(g))

No parts of the development outcome are proposed as an alternative project.

4.8 Anticipated and known adverse effects of the project on the environment (s13(4)(h))

The effects of the Project are briefly described in the following subheadings and are based on the findings of the specialist assessments appended to this application. Overall, the anticipated effects are well understood and can be appropriately managed through the design measures and best-practice management proposed.

4.8.1 Earthworks and Erosion Effects

Bulk earthworks will be required to establish development platforms, roading, and stormwater infrastructure. These earthworks have the potential to give rise to temporary effects on the surrounding environment. The Engineering Assessment (**Appendix F**) confirms that earthworks can be managed in accordance with the Auckland Council's Erosion and Sediment Control Guide (GD05). Standard controls such as staged works, perimeter bunding, sediment-retention ponds, and stabilisation of exposed surfaces will ensure that sediment discharges are minimised. The site's gently rolling topography also means that earthwork volumes will be relatively modest (approximately 32,000m³ over 25ha – as estimated in the Engineering Assessment) for a project of this scale, with limited cut-and-fill requirements and no extensive recontouring. These factors, combined with the use of best-practice erosion and sediment controls, are designed to ensure that residual sediment discharges to the downstream estuarine environment can be effectively managed and will be temporary in nature.

4.8.2 Stormwater and Water-Quality Effects

Stormwater from roofs, roads, and paved areas will be managed entirely on site using a water-sensitive design approach. The system integrates swales, rain gardens, and constructed wetlands that provide flow attenuation, treatment, and ecological enhancement prior to controlled discharge to the estuarine receiving environment. The Engineering Assessment (**Appendix F**) confirms that the stormwater network will be designed in accordance with Auckland Council standards (GD01, GD04, and related water-sensitive-design guidelines) to ensure that post-development flows are managed and treatment devices achieve high levels of contaminant removal for suspended solids, zinc, and copper. This approach supports climate-resilient infrastructure and long-term protection of water quality within the Matakana River catchment.

4.8.3 Landscape and Visual Effects

The Urban Design and Landscape Assessment (**Appendix D**) concludes that the proposal has been landscape-led, with the overall form and layout responding to the site's natural landform, visual containment, and surrounding rural-coastal character. The development is located within a broad, shallow valley enclosed by ridgelines and existing vegetation, providing a high degree of visual absorption.

The arrangement of building clusters, open-space corridors, and landscape planting reflects the existing rural pattern of development and maintains open views across the site to the surrounding hills. The masterplan consolidates built form to the lower-lying central portion of the site, avoiding the ridgelines and steeper slopes that are more visually prominent. Extensive areas of open space, wetlands, and native planting are integrated around the development edges and along the internal watercourses, strengthening the natural landscape framework and reinforcing the rural character of the area.

Building design and materials have been selected to remain visually recessive in the landscape. Rooflines are low and varied to reduce apparent scale, and colour palettes draw from natural tones consistent with the surrounding environment. Lighting will be designed to maintain low-glare, downward-directed illumination to protect rural night-sky values.

In visual terms, the development will be most noticeable from Tongue Farm Road, where intermittent filtered views of built form will be visible through foreground vegetation. Over time, as the proposed planting establishes, visibility will further reduce, and the development will appear as a clustered rural hamlet set within a restored natural landscape. Views from the Matakana River corridor and distant vantage points are limited by intervening vegetation and topography.

Council feedback notes that the proposal's scale and density are greater than anticipated for the Rural Coastal zone, and that further refinement of cluster design and landscape integration is recommended. In response, the masterplan adopts a clustered arrangement, positions built form away from the end of the peninsula, and uses landscape-led principles to integrate development with the site's natural landform and rural-coastal character. The design team acknowledges that additional detail on cluster arrangement, building form, layout, and planting will be provided at the Substantive Application stage, and that planting is intended to support landscape integration and ecological outcomes, not solely as visual mitigation. These matters will be addressed further through ongoing engagement with Council and refinement of the design at the substantive phase.

Overall, the proposal will integrate well with the existing rural-coastal setting and deliver long-term landscape enhancement through indigenous revegetation, wetland restoration, and improved public connectivity. The resulting landscape and visual effects are low to moderate initially, reducing to low as planting matures, and are consistent with the rural character and amenity values of the Matakana–Ōmaha area.

4.8.4 Ecological Effects

The site is predominantly improved pasture with limited native vegetation aside from scattered riparian and wetland remnants. The Ecological Assessment **(Appendix E)** confirms that vegetation clearance will largely affect exotic pasture and low-value riparian vegetation, with no removal of significant ecological areas. Ecological mitigation and enhancement are integral to the project. Approximately 25 hectares of native restoration planting will be undertaken, including riparian buffers, wetland creation, and habitat-link corridors. Restoration will stabilise drainage lines, reduce sedimentation, and expand habitat for indigenous species.

Construction effects such as sedimentation, noise, or fauna disturbance will be managed through timing of works, pre-clearance surveys, and ecological-management protocols. With these measures, the project will restore ecological function and achieve a net ecological gain within the Matakana–Ōmaha catchment.

As noted by the Auckland Council, future wetland delineation will inform building form location and outcomes and further ecological assessment, including wetland mapping, will be undertaken at the Substantive Application stage.

4.8.5 Transportation Effects

A Transportation Assessment (**Appendix H**) confirms that the existing transport network can safely accommodate construction and operational traffic associated with the development, subject to some upgrading of Tonge Farm Road and the provision of suitable access points.

Construction will temporarily increase heavy-vehicle movements on Tongue Farm Road; these will be managed through consent conditions and/or a Construction Traffic Management Plan (CTMP) detailing delivery scheduling, safety signage, and communication with adjoining landowners.

Operational traffic generation will be lower than for a comparable residential subdivision, as trip rates for retirement villages are typically 40–50 percent lower and occur outside peak hours. A new intersection with

Tongue Farm Road will provide safe access designed to Auckland Transport standards. Internal streets will operate at low speeds with adequate parking and provision for emergency and service vehicles. Pedestrian and cycle links connect to the wider Matakana–Ōmaha cycleway, encouraging active transport.

Auckland Council has also raised safety concerns regarding the Leigh Road/Tongue Farm Road intersection. The Transportation Assessment indicates that most site traffic will turn left towards Matakana, with right-turning movements expected to be low (approx. 15 vehicles in the peak hour). The intersection has adequate sightlines and an existing right-turn bay, and current right-turn volumes are very low. Overall, safety concerns are considered to be perceived rather than actual.

Similarly, they have raised concerns about cyclist safety on Tongue Farm Road. To enhance cyclist safety, the following measures are likely to be recommended in the substantive application.

- Lower the speed limit on Tongue Farm Road (to be confirmed with Council)
- Introduce speed-calming measures
- Consider sections of off-road cycling facilities where berm space permits

4.8.6 Infrastructure Effects

The development will be fully self-serviced, with private reticulation for water supply, wastewater treatment, and stormwater management. The Engineering Assessment (**Appendix F**) confirms that technically feasible, environmentally sound systems can be provided. Potable water will be supplied through rainwater harvesting and on-site storage tanks, supplemented by bore supply if required. Wastewater will be treated on site using a centralised treatment and land-disposal system designed to meet AUP E5 standards. Electricity, telecommunications, and gas can be extended from existing networks adjoining the site.

These self-contained systems avoid demand on public infrastructure while maintaining high environmental performance and resilience. Furthermore, the self-contained approach reduces reliance on public infrastructure and supports the FTAA objective of enabling well-serviced, resilient developments.

4.8.7 Highly Productive Land and Rural Productivity Effects

The site is mapped as Land Use Capability (LUC) Class 3, which is currently included within the definition of highly productive land under the National Policy Statement for Highly Productive Land (NPS-HPL 2022). However, the Government has announced its intention to amend the NPS-HPL to remove LUC 3 land from the national definition.

In this context, the site's productive potential is limited. The land has been used for low-intensity grazing and is fragmented by lifestyle development, with limited access and irrigation potential. The project will therefore result in only a limited reduction in the region's overall productive-land resource. The outcome aligns with the direction of the forthcoming NPS-HPL amendments and represents an efficient use of rural land at the settlement edge.

4.8.8 Reverse-Sensitivity effects

The site adjoins mainly rural-residential and pastoral properties. While the proposed retirement village is low-intensity, there is potential for reverse-sensitivity effects if residents were to seek constraints on rural activities such as farming noise, odour, or spray drift. These effects will be managed through setbacks, perimeter planting, and internal layout that orient buildings toward communal spaces and away from boundaries and the fact that the site is a peninsula (so has limited neighbours). The single ownership and management structure will also allow residents to be informed of the surrounding rural context. Together, these measures ensure the project will not constrain lawful rural activities.

4.8.9 Archaeological Effects

The Heritage Assessment (**Appendix G**) identifies a number of recorded and potential archaeological sites within or near the project area, primarily relating to early Māori occupation and historic rural use of the Matakana River valley. The assessment concludes that these sites can be avoided through sensitive design and layout, with no requirement for site modification or excavation. The masterplan has been developed to retain open space and landscape buffers in locations where archaeological or cultural features are present, ensuring their protection and integration within the wider landscape framework. Further refinement of the built form outcomes and resulting earthworks will be required with the Substantive Application to avoid/mitigate effects on the identified archaeological features. An Archaeological Authority is also being sought from HNZ to address any potential discoveries during site development.

4.8.10 Site Suitability

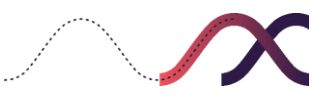
The site is considered highly suitable for the proposed retirement-village development. It comprises gently rolling pastureland located outside flood, coastal-inundation, and instability hazard areas. The Engineering Assessment (**Appendix F**) confirms that the landform, drainage characteristics, and underlying geotechnical conditions provide a stable and resilient foundation for development. Soils are generally competent, with low susceptibility to liquefaction or slope movement, and standard foundation design is appropriate.

The Preliminary Site Investigation (**Appendix K**) identified a small number of isolated historical HAIL activities, such as minor agricultural chemical use and asbestos from past farm structures. These are typical of rural properties and present a low environmental risk. No widespread contamination was detected, and any localised areas of concern can be readily addressed through standard earthworks procedures and, if required, targeted soil validation at the time of construction.

Collectively, these factors demonstrate that the site is physically and environmentally suitable for development of this nature, satisfying the intent of s13(4)(h) of the FTAA.

4.9 Statement of activities involved in the project that are prohibited activities (s13(4)(i))

There are no prohibited activities proposed to achieve the development outcome.



5. Persons Affected

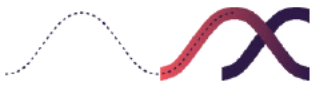
5.1 Persons and groups the applicant considered likely to be affected (s13(4)(j))

The following table provides a list of the persons and groups SPL considers are likely to be affected by the Project.

List of persons and groups that are likely to be affected by the project – as per s13(4)(j)	
Relevant Local Authorities	Auckland Council, including Health Waters and Watercare
Iwi authorities and groups that represent hapū	The Auckland Council website identified the following iwi as having an interest in the project site. Ngāi Tai ki Tāmaki Ngāti Manuhiri Ngāti Maru Ngāti Pāoa Ngāti Te Ata Ngāti Wai Ngāti Whanaunga Ngāti Whātua o Kaipara Ngāti Whātua Ōrākei Te Kawerau ā Maki Te Rūnanga O Ngāti Whātua
Other relevant iwi authorities	As above
Relevant Treaty settlement entities	Ngāti Manuhiri Te Kawerau ā Maki Ngāti Whātua o Kaipara Ngāti Pāoa Ngā Tai ki Tāmaki Marutūāhu (relates to Marutūāhu iwi: Ngāti Maru, Ngāti Paoa, Ngāti Tamaterā, Ngaati Whanaunga and Te Patukirikiri) Hauraki
Relevant protected customary right groups and customary marine title groups	No customary right groups and customary marine title groups, however, section 5.2 records the engagement undertaken with groups that have pending applications for customary marine title.
ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	Not applicable
Relevant application groups under the Marine and Coastal Area (Takutai Moana) Act 2011	Not applicable
Persons with a registered interest in the land that may need to be acquired under the Public Works Act 1981.	Not applicable

In addition to those parties, the following additional persons/groups are likely to be affected by the Project:

- Adjacent landowners including:
  - The 16 properties along Tongue Farm Road
  - 978 Matakana Road that overlooks the site to the west



- 411 Green Road that overlooks the site to the west
- 19 Haywood Lane that overlooks the site to the east

5.2 Consultation (s13(4)(k))

The summary below highlights the consultation undertaken to inform this referral application. Additional information on the engagement, including meeting minutes with relevant authorities and a summary of the iwi and customary marine title groups' engagement, is contained in **Appendix L** and **M**, respectively.

5.2.1 Iwi Groups

An offer to engage has been provided to the eleven iwi groups identified on the Auckland Council database as having an interest in the site. That engagement included an introductory letter (sent via email) outlining the proposed Matakana Country Club development, its location, and the project's early stage of planning. The letter invited iwi and hapū to confirm their interest, identify any matters of significance, and advise their preferred approach to engagement – including kanohi ki te kanohi meetings, written feedback, or other means.

Of the eleven groups contacted, three responses were received. Two advised that they held no specific interest in the proposal or deferred to other groups, while Ngāti Manuhiri expressed an interest in engaging further. Follow-up emails were sent two weeks after the original letter, and no responses to those emails were received. A summary of this engagement is provided in **Appendix L**.

The engagement with Ngāti Manuhiri has included meetings, a site visit and the subsequent preparation of the Cultural Impact Assessment (**CIA**). The CIA is attached in **Appendix Q**. Through the CIA Ngāti Manuhiri (as represented by the Manuhiri Kaitiaki Charitable Trust) has confirmed that the site and its surrounding area as culturally significant, with strong ancestral, spiritual, and environmental connections. The CIA records key risks to mauri (life force), wairua (spiritual connection), whenua (land), wai (water), hau (air), biodiversity, taonga tuku iho (artefacts), and wāhi tapu (sacred sites) arising from the proposed development. The Trust also confirms that they do not oppose the project, provided all recommendations in the CIA are implemented. These include:

- Avoiding disturbance of archaeological sites and engaging in cultural monitoring during earthworks
- Using native planting and restoring ecological corridors
- Implementing robust stormwater and erosion controls
- Maintaining access to natural spaces and waterways for iwi use
- Adhering to Accidental Discovery Protocols
- Including Ngāti Manuhiri in design, decision-making, and post-development management
- Incorporating cultural interpretation elements (e.g. signage, pou whenua)
- Providing cultural induction for contractors and staff
- Monitoring water quality and biodiversity long-term

5.2.2 Customary Marine Title Applicant

An evaluation of groups that have lodged customary marine title applications under the Marine and Coastal Area (Takutai Moana) Act identified twelve groups whose applications cover the estuarine environment adjacent to the site. Given the potential for stormwater discharges and associated outfall structures within this area, letters were sent (via email) to each of these groups. Consistent with the approach taken for iwi engagement, the letters invited the groups to confirm their interest, identify any matters of significance, and advise their preferred method of engagement. No responses have been received to date.

A summary of this engagement is also provided in **Appendix L**.

5.2.3 Ministry for the Environment

Engagement with MfE has been undertaken. Their s11 response is included in Appendix M. The matters raised in their correspondence have been addressed in detail in section 8.

5.2.4 Auckland Council

Engagement with the Auckland Council Fast-track team has been established and to date has included a pre-application meeting, the sharing of technical reports, and discussions between project experts and Council subject-matter specialists (SME's). Minutes from the formal meetings and the feedback received is provided in **Appendix M**. Engagement is ongoing, with further meetings scheduled to coincide with the processing of this referral application.

Council feedback, to date, has highlighted several matters for further consideration:

- The need for a comprehensive cost-benefit analysis and quantification of opportunity costs and transfer effects in future assessments.
- Requests for more detail on operational employment, market demand (for the type of units proposed) and sensitivity analysis for key uncertainties.
- Concerns regarding landscape, visual, and rural character effects, and the scale and intensity of the proposal relative to the Rural Coastal zone and AUP objectives.
- Recommendations for further refinement of the design, transport safety assessments, and ongoing engagement with mana whenua.

These matters will be addressed in the substantive application and through continued engagement with Council.

5.2.5 Heritage New Zealand

Engagement with the HNZPT Northern Office has been established and has included a pre-application meeting and the sharing of technical reports. This engagement confirmed the requirement to obtain an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. A discussion was also held regarding the extent of the authority, and it was agreed that – given potential works across a large portion of the site, including both the main development area and wider revegetation planting – it would be appropriate for the authority to cover the entire site, rather than only the northern portion subject to bulk earthworks.

Minutes from the pre-application meeting are provided in **Appendix M**.

5.2.6 Department of Conservation

Engagement with the Department of Conservation (**DOC**) was initially established to confirm the approach regarding Wildlife Act authorisations. Prior to concluding that engagement process, it was determined that specific Wildlife Act permits were not required. As such, engagement with DOC was not continued.

5.3 Any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements (s13(4)(l))

There are 11 iwi authorities identified as having an interest in the site (as per the Auckland Council database). They are Ngāi Tai ki Tāmaki, Ngāti Manuhiri, Ngāti Maru, Ngāti Pāoa, Ngāti Te Ata, Ngāti Wai, Ngāti Whanaunga, Ngāti Whātua o Kaipara, Ngāti Whātua Ōrākei, Te Kawerau ā Maki, Te Rūnanga O Ngāti Whātua.

Of those iwi authorities, there are seven Treaty Settlements that apply to the site. These are:

- Ngāti Manuhiri Claims Settlement Act 2012 (associated Deed of Settlement signed on 21 May 2011). The related iwi authority is Ngāti Manuhiri Settlement Trust;
- Te Kawerau a Maki Claims Settlement Act 2015 (associated Deed of Settlement signed on 22 February 2014). The related iwi authority is Te Kawerau Iwi Settlement Trust;
- Ngāti Whātua o Kaipara Claims Settlement Act 2013 (associated Deed of Settlement signed on 9 September 2011). The related iwi authority is Ngā Maunga Whakahii o Kaipara Development Trust.
- Ngāti Pāoa Deed of Settlement 2021 (signed on 20 March 2021). The related iwi authorities are Ngāti Pāoa Trust Board and Ngāti Pāoa Iwi Trust.
- Ngā Tai ki Tāmaki Claims Settlement Act 2018 (associated Deed of Settlement signed on 7 November 2015). The related iwi authority is Ngā Tai ki Tāmaki Trust.
- Marutūāhu Collective Redress Deed (signed 24 September). This provides collective cultural and commercial Treaty redress in respect of the shared interests of the Marutūāhu iwi: Ngāti Maru, Ngāti Paoa, Ngāti Tamaterā, Ngaati Whanaunga and Te Patukirikiri; and
- Hauraki Māori Trust Board Act 1988. Ngāti Paoa and Te Patukirikiri are member iwi of the Hauraki Māori Trust Board which was established under the Act.

Notably, as defined by the FTAA, a Treaty settlement deed does not include an agreement in principle or any document that is preliminary to a signed and ratified deed. There are four documents falling within this exclusion, that potentially relate to the project site. They are: The Deeds of Settlement, initialled by Ngāti Maru (Hauraki) according to the record on the Māori Crown Relations office website; and the agreement in principle to settle historical claims signed by the Crown and Ngāti Whātua.

A summary of the relevant provisions and principles of the relevant Treaty settlements applying to the site have been set out in **Appendix P**.

5.4 Processes already undertaken under the Public Works Act 1981 (s13(4)(m))

Not applicable.

5.5 Any relevant principles or provisions in the Ngā Rohe Moana o Nga Hapū o Ngāti Porou Act 2019 (s13(4)(n))

Not applicable.

5.6 Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area (s13(4)(o))

There is no Māori land, marae or identified wāhi tapu within the project area.

5.7 Whether determination under section 23 is sought (s13(4)(p))

Not applicable.

5.8 Whether determination is sought under section 24(2) (s13(4)(q))

Not applicable.

5.9 Whether determination is sought under section 24(4) (s13(4)(r))

Not applicable.

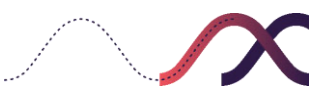
6. What is needed to complete the project

6.1 A description of the applicant's legal interest (if any) in the land (s13(4)(s))

SPL has entered into a Sale and Purchase Agreement to acquire the property. The owner's support for this Referral Application is contained in **Appendix N**.

6.2 Consent, certificates, designation, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) (s13(4)(t))

Refer to section 3.1 above that sets out the types of consents that the applicant considers may be needed to authorise the Project.



7. Other matters

7.1 If any activities in the project, or similar activities, have been part of an application or decision under a specified Act (s13(4)(u))

The activities in the project, nor similar, have not been part of an application or a decision under a specified Act.

7.2 A description of whether and how the project would be affected by climate change and natural hazards (s13(4)(v))

The site is located on gently rolling land and adjoins the Matakana River estuary. The Engineering Assessment (**Appendix F**) confirms that the landform and underlying geotechnical conditions are stable, with low susceptibility to liquefaction, slope instability, or erosion. The site lies outside mapped flood plains and areas subject to coastal inundation, and no active faults traverse the area.

Potential natural-hazard risks have been assessed through the engineering and environmental design process. The project incorporates a range of measures to avoid and manage climate-related and natural-hazard effects, including:

- Locating development platforms above predicted sea-level-rise and flood levels.
- Designing stormwater infrastructure to accommodate the 1 % AEP rainfall event with climate-change allowances.
- Integrating swales, wetlands, and open-space corridors to manage overland flow paths and reduce erosion risk.
- Adopting low-impact earthworks and revegetation practices to maintain land stability and reduce sediment movement.

Projected changes in rainfall intensity and temperature are not expected to materially affect the performance of the proposed systems. The design has sufficient capacity and flexibility to accommodate future climate conditions without increasing risk to people, property, or the environment.

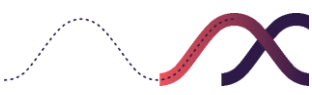
Overall, the project is located on stable land and has been designed to remain resilient under future climate scenarios. The development will not be adversely affected by natural hazards or climate-change impacts, and it contributes positively to regional climate adaptation through its water-sensitive design, on-site servicing systems, and ecological restoration framework.

7.3 A statement of each proposed approval to be held by each person (s13(4)(w))

Not applicable. The approval will be held solely by SPL.

7.4 A summary of the compliance or enforcement actions taken against the applicant (s13(4)(x))

The applicant has not had any compliance or enforcement action taken against them.



8. Matters relating to specific proposed approvals (s13(4)(y))

8.1 Assessment of the project against any relevant national policy statement

The project gives effect to all relevant National Policy Statements and National Environmental Standards. It avoids sensitive environments, integrates landscape-led and water-sensitive design, restores coastal and freshwater systems, and responds to verified regional housing demand. Overall, the proposal aligns with national direction under the RMA, supporting sustainable social, economic, and environmental outcomes for the Matakana community. Further detail on how this is achieved under each relevant NPS and NES is provided below.

8.1.1 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 (**NZCPS**) directs sustainable management of the coastal environment, safeguarding its integrity, resilience and natural character.

The MCC site, zoned Rural-Coastal under the AUP, occupies a peninsula bounded by the Matakana River and its estuarine margins, near areas of high natural character and ecological sensitivity.

Relevant NZCPS policies include Policies 1 (coastal environment), 6 (activities), 11 (indigenous biodiversity), 13–14 (natural character), and 23 (discharges).

The development has been landscape-led, concentrating built form in the northern portion of the site where sensitivity is lowest, thereby avoiding the estuarine margins and wetlands in the south and centre. This design responds directly to the site's coastal setting and aligns with Policies 6, 13, and 14 by avoiding adverse effects on natural character while actively enhancing it.

The proposal delivers net ecological and water quality gains through:

- Rehabilitation of coastal margins and restoration planting to improve habitat connectivity.
- Water-sensitive design using vegetated swales, constructed wetlands, and other low-impact stormwater systems.
- Protection and enhancement of indigenous vegetation and wetland habitats in accordance with Policy 11.

Together, these measures maintain the integrity of the coastal environment and align with Policy 23 by managing stormwater discharges to avoid significant adverse effects on water quality and ecosystems.

Overall, the MCC development avoids development in sensitive coastal areas and enhances the natural character and biodiversity of the Matakana River environment, consistent with the objectives and policies of the NZCPS.

8.1.2 National Policy Statement for Urban Development

The National Policy Statement on Urban Development (**NPS-UD**), effective from 20 August 2020, provides national direction for urban growth and development. It seeks to ensure that New Zealand's urban environments are well-functioning, resilient, and adaptable to the diverse and changing needs of people and communities. The NPS-UD also aims to ensure planning decisions are responsive to growth and demand.

Although the MCC site is zoned Rural–Coastal, the proposal contributes to the broader urban environment of the Matakana township and directly responds to the documented shortfall in retirement living options, as identified in the Webster Research – Net Latent Demand Report (**Appendix J**). The development provides an

opportunity to meet that demand within a high-amenity, landscape-led community designed for older adults wishing to age in place.

Relevant objectives include enabling well-functioning environments, improving housing affordability, supporting adaptability, and integrating development with infrastructure (Objectives 1, 2, 4, 6). Policies 1 and 8 emphasise housing variety and responsiveness to unanticipated capacity.

The MCC proposal aligns with these objectives and policies in several key respects:

- It delivers 208 independent living units and a 30-bed care facility, supported by communal amenities including a clubhouse, café, health spa, and recreation facilities – representing a substantial addition to the regional retirement housing supply identified in the Net Latent Demand Report (**Appendix J**).
- The landscape-led masterplan integrates built form within the rural–coastal environment, providing high residential amenity, walkability, and access to open space. Clustering of dwellings fosters community interaction, while ecological restoration areas and walking trails promote health and wellbeing.
- The site's proximity to Matakana township provides convenient access to local services, shops, and community facilities. While not zoned for urban development, the proposal embodies the responsive and forward-looking planning approach anticipated by Policy 8, adding meaningful housing capacity in an area of verified demand. It is close enough to Matakana Township to effectively function as part of it.
- Technical assessments confirm the availability and feasibility of infrastructure for water supply, wastewater disposal, and transport access. The development will be delivered sequentially, with infrastructure upgrades and ecological enhancements integrated into each phase, ensuring alignment with Objective 6.

In summary, the MCC development aligns with the objectives and policies of the NPS-UD. It contributes to a well-functioning, integrated living environment, improves housing choice for an ageing population, and responds directly to evidenced regional demand. The project therefore supports the national direction for sustainable, responsive urban development while maintaining the distinctive rural–coastal character of Matakana.

8.1.3 National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (**NPS-HPL**), effective from 17 October 2022, provides national direction for protecting New Zealand's most productive land from inappropriate subdivision, use, and development, while managing reverse sensitivity effects on primary production.

Under the current framework, Highly Productive Land (**HPL**) includes LUC Classes 1, 2, and 3. In March 2025, the Government signalled its intention to amend the policy to remove LUC 3 from the definition of HPL. Once confirmed, this amendment will mean the MCC site, which is classified entirely as LUC 3, will no longer fall within the NPS-HPL's scope. The Government has indicated that this amendment will be delivered by the end of 2026. Given this pending amendment and the timing of this referral application (and the future Substantive Application) no further assessment is required.

8.1.4 National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 (NPS-FM) directs how freshwater is to be managed under the RMA. It is underpinned by Te Mana o te Wai, which recognises the fundamental importance of water to the health and well-being of people and the environment. Although the 2024 amendments removed the hierarchy of obligations from consent decision-making, the principles of Te Mana o te Wai continue to guide the implementation of the NPS-FM.

The NPS-FM seeks to ensure that natural and physical resources are managed in a way that prioritises:

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

The site contains several freshwater features, including wetlands, riparian margins, and estuarine edges, identified in the Ecological Assessment (**Appendix E**) and Urban Design and Landscape Assessment (**Appendix D**) as having ecological and hydrological significance. To minimise the impact on these features, the masterplan has concentrated development in the northern portion of the site where landscape and ecological sensitivity are lowest.

The proposal also delivers positive freshwater outcomes through a suite of restoration and management measures, including:

- Rehabilitation of existing wetlands and riparian margins with indigenous planting.
- Application of water-sensitive design through vegetated swales, buffers, and constructed wetlands to treat and attenuate stormwater.
- Implementation of a comprehensive Ecological Management Plan (or consent conditions) addressing erosion and sediment control, fish passage, and protection of aquatic habitats during construction and operation.

The change in land use from pastoral farming to a managed retirement village will substantially reduce sediment and nutrient inputs to the Matakana River and its tributaries, improving water quality and freshwater ecosystem resilience.

Overall, the MCC development aligns with the objectives and policies of the NPS-FM. It avoids adverse effects on freshwater bodies, integrates best-practice stormwater and ecological design, and delivers measurable improvements to water quality and ecosystem health across the catchment.

8.1.5 National Policy Statement for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (NPS-IB), effective from 4 August 2023, provides national direction for the protection, maintenance, and restoration of indigenous biodiversity. It seeks to halt biodiversity decline by requiring councils to identify and protect Significant Natural Areas (**SNAs**), manage adverse effects through the effects management hierarchy, and recognise the role of mātauranga Māori and tangata whenua as kaitiaki.

As described under the NPS-FM section above, the MCC site contains several ecologically sensitive features associated with the Matakana River and its estuarine margins. The Ecological Assessment (**Appendix E**) confirms that, while no formal SNAs are mapped, the site supports areas of indigenous vegetation (including kahikatea, tōtara treeland, ngaio shrubland, and mixed native shrubland) that contribute to the ecological network of the wider catchment.

The masterplan adopts a landscape-led approach consistent with the integrated freshwater and biodiversity outcomes sought by both the NPS-FM and NPS-IB. Development is confined to the northern portion of the site, where ecological values are lowest, avoiding direct impacts on wetland margins and native vegetation while maintaining hydrological and habitat linkages.

The proposal also delivers significant biodiversity enhancements, including:

- Expanding existing remnants by replanting approximately 25ha.
- Restoring coastal margins and on-site wetlands.
- Establishing ecological corridors through extensive indigenous planting.

These measures will strengthen habitat connectivity, support native fauna, and improve the long-term resilience of local ecosystems. An Ecological Management Plan (or consent conditions) will guide restoration, pest and weed control, and monitoring, informed by ecological best practice.

Overall, the proposal supports the NPS-IB, avoiding significant adverse effects and strengthening indigenous habitats in tandem with freshwater restoration.

8.2 Assessment of the project against any relevant national environmental standard

8.2.1 National Environmental Standard – Assessing and Managing Contaminations in Soil to Protect Human Health

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**), effective from 1 January 2012, provides nationally consistent controls to ensure land affected by contaminants is identified, assessed, and made safe for human use. It applies to land where activities listed on the HAIL have occurred or are likely to have occurred and is triggered by activities such as subdivision, soil disturbance, or land-use change.

The PSI confirmed historic pastoral use and potential localised contamination (e.g. former sheep dips and storage sheds). The site therefore falls within the NES-CS, and subdivision and land-use change will require restricted discretionary consent. The PSI found no widespread contamination but recommends a targeted Detailed Site Investigation. Any required remediation will follow a certified Site Management Plan (or consent conditions) to ensure the site is suitable for residential use and human health is protected.

In summary, the development will be undertaken in accordance with the NES-CS, with appropriate investigation, management, and remediation measures in place to ensure the land is safe for its intended use.

8.2.2 National Environmental Standard for Freshwater Management

The National Environmental Standards for Freshwater (**NES-F**), which came into effect on 3 September 2020, set nationally consistent regulations to protect and improve the health of wetlands, rivers, and freshwater ecosystems. The standards apply to activities such as earthworks, vegetation clearance, water takes, and discharges that may affect freshwater environments.

As outlined under the NPS-FM, the site forms part of the Matakana River catchment and contains several confirmed wetlands. The masterplan avoids these areas, providing setbacks consistent with the NES-F. Any works within 100 m (such as stormwater or restoration) will require restricted discretionary consent under Regulation 54.

The project applies water-sensitive design (swales, rain gardens, constructed wetlands) and extensive riparian restoration through native planting, weed control, and stock exclusion.

Overall, the development meets the NES-F by avoiding inappropriate wetland disturbance and improving freshwater ecosystem health within the Matakana River catchment.

8.3 Whether there are existing consents

To the best of the applicant's knowledge, there are no existing resource consents of the kind referred to in s30(3)(a) of the FTAA.