

Appendix N – Letters of Support



14 October 2025

Fast-track Processing Team
C/-Environmental Protection Authority

To whom it may concern,

RE: Fast-track Approval Act 2024 – Referral Application for Matamata Country Club Project

I am the owner of the property at 120 Tongue Farm Road, Matakana, legally described as Part Lot 3 and Part Lot 5 DP 13160 (NA61D/287). The property is owned jointly with Alexander Nelsen and Kenneth Stevens, who are trustees of my family trust.

We have an agreement in place to sell the property to Nathan Sanderson of Sanderson Partners Ltd, with settlement intended once the Matakana Country Club project has been approved under the Fast-track Approvals Act process.

I have been briefed on the proposal for the Matakana Country Club retirement village. It will include new homes and care facilities for retirees, along with community spaces such as a café and gardens, mostly located on the northern part of the property. The rest of the land will stay open or be restored with planting.

I support the Matakana Country Club proposal and have no objection to the Referral Application being lodged for my land.

Yours faithfully



Judith Carmichael

24 September 2025

To Whom It May Concern,

Letter of Support – Matakana Country Club Fast-Track Application

The Retirement Villages Association of New Zealand (RVA) is pleased to provide this letter of support for the proposed Matakana Country Club (MCC) development being advanced by Sanderson Group under the Fast-Track Approvals Act 2024.

Sector context

New Zealand faces a significant and growing need for high-quality retirement living and aged-care options. The RVA represents operators who collectively provide homes for tens of thousands of older New Zealanders. We are acutely aware of the demand for villages that offer independent living choices, aged-care services, and integrated community amenities.

Anticipated benefits

The RVA considers the MCC proposal to offer regionally and nationally significant benefits, including:

- *Housing supply & choice* – 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.
- *Economic impact* – Forecast direct expenditure of approximately \$734 million over the development period and the creation of nearly 5,000 full-time equivalent years of employment across construction, healthcare, and operations.
- *Community integration* – Facilities such as the café/restaurant, walking tracks, and community spaces will foster connection with local residents.
- *Environmental stewardship* – The design protects wetlands and sensitive landscapes while enhancing ecological resilience through native planting and water-sensitive urban design.

Operator capability

Sanderson Group, led by Nathan Sanderson, has a proven track record delivering successful retirement communities including Tamahere Country Club, Matamata Country Club and The Hill

Pukekohe. Their villages are well regarded for quality design and strong resident engagement, as confirmed by their statutory supervisor Anchorage Trustees.

RVA position

The RVA supports the progression of the Matakana Country Club application through the fast-track consenting process. The proposal aligns with national and regional priorities for housing older New Zealanders, strengthens local communities, and demonstrates best practice in environmental management.

We commend Sanderson Group for their collaborative approach to engagement with iwi, council, and local stakeholders, and we look forward to seeing this project progress.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michelle Palmer', with a large, sweeping flourish at the bottom.

Michelle Palmer
Executive Director
Retirement Villages Association of New Zealand

