

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Variation 3 to the Proposed Waikato District Plan for Enabling Housing Supply.

STATEMENT OF EVIDENCE OF RICHARD COVENTRY FOR THE APPLICANT

(CORPORATE)

7 November 2023

1. EXECUTIVE SUMMARY

- 1.1 Horotiu Farms Limited is part of the Perry Group of Companies.
- 1.2 Horotiu West site is part of a broader master-planned mixed use development node in North Hamilton, in Te Awa Lakes.
- 1.3 Perry Group are known for our community and commercial values, with a history of delivering successful projects around the Waikato.
- 1.4 The Horotiu West site has a number of opportunities which make it ideal for residential development for a mixed-use community including the river, existing infrastructure, transport linkages, and the proximity to employment and commercial areas.
- 1.5 The Te Awa Lakes development is on the opposite of the Waikato Expressway, which was rezoned via a private plan change with Hamilton City Council. Te Awa Lakes will provide medium density housing along with commercial and major facilities yielding approximately 1500 new dwellings.
- 1.6 Perry Group has completed extensive consultation with neighbours in relation to its plans, including for Horotiu West. This has included individual letter drops, open days and individual discussions with neighbours.
- 1.7 The master plan for Horotiu West looks to optimise the mixed typology aspects of medium density residential to realise the opportunity of this urban environment while delivering an integrated affordable outcome in a live, work, play vision. Applying a medium Density residential zone over Horotiu West HFL owned land will realise approximately 500 dwellings with potential for a further 250 dwellings in the remain area of the zone.

2. QUALIFICATIONS AND EXPERIENCE

- 2.1 My full name is Richard Coventry
- 2.2 I am the CEO of of Te Awa Lakes and have been in this role since 2020. Prior to this, I was employed by Perry Group for 21 years and held the role of CEO for 10 years.

2.3 I have a Bachelor of Business Studies and am a Chartered Accountant and member of CAANZ.

2.4 I have been involved in large scale community and property projects during my time with Perry Group.

3. SCOPE OF EVIDENCE

3.1 I have been asked to provide evidence in relation to the development and process for Te Awa Lakes.

3.2 My evidence will cover:

- a) Overview of Te Awa Lakes Vision
- b) Strategic Planning & Engagement
- c) Horotiu West Master Planning
- d) Project Delivery;
- e) Conclusions.

4. OVERVIEW OF TE AWA LAKES

4.1 Te Awa Lakes is a master-planned, mixed use, integrated affordable development in the north of Hamilton, comprising of three land blocks Horotiu East-North (HEN), Horotiu East-South (HES) and Horotiu West (HW). Horotiu West was the subject of our submission on Variation 3 seeking a medium density zone over this area.

4.2 Te Awa Lakes will be remediating whenua that Perry's have used for resourcing and building the Waikato.

4.3 The cultural and locational significance of the site and proximity to the Awa driving unmatched levels of environmental management and stormwater control for new regionally urban communities.

- 4.4 Te Awa Lakes includes three territorial authorities, borders the Waikato awa and Waikato Expressway (SH1C), meaning it is the 'gateway' to the region.
- 4.5 Te Awa Lakes has committed to providing 10% quality integrated affordable housing and aspire to delivery 20%. These affordable products will be delivered through three levers of 90% mean average household earnings, pepper potted housing typologies and tenancy models.
- 4.6 The lakes of Te Awa Lakes will be maintained to a minimum standard of water for recreational contact and discharge higher quality water to the Waikato River.

5. STRATEGIC PLANNING & ENGAGEMENT

- 5.1 Perry Group actively participated in the Proposed Waikato District Plan from July 2018 to January 2022. Through this plan review process Horotiu West was rezoned from Country Living to General residential.
- 5.2 Following the conclusion of the Proposed District Plan in January 2022, Perry Group commenced planning design of the HW land block including servicing and landform requirements in anticipation of applying for resource consents. This master planning included aspirational visions of incorporating the full land block between Horotiu Bridge Road and the Waikato Expressway (SH1C). A copy of the Masterplan is included as **Attachment A** to my evidence.
- 5.3 In late 2022, Perry Group made the decision to seek medium density through Variation 3 to support its masterplan This provides an opportunity to deliver further density as part of a master planned, integrated affordable project which will provide further housing for the Waikato. We believe that medium density development will also benefit from our link to the Te Awa development along the river, and the proximity to employment opportunities, including business land at Horotiu and at our Te Awa development.
- 5.4 Consultation with key stakeholders regarding the Horotiu West masterplan has been ongoing since early 2017. This consultation included the likes of iwi (monthly Hui's), Horotiu Primary School, and immediate neighbours of the HW area. Support from the Tangata Whenua Working Group (TWWG) is included as **Attachment B** to my statement along with a stakeholder consultation chronology, included as **Attachment C**.

5.5 Neighbours to Horotiu West were invited to a consultation session with the project delivery team 15 December 2023. From this, two further submissions of support and one in opposition resulted. This consultation session recapped the consultation previously undertaken with key stakeholders, project progress, current master planning of the site and the Variation 3 opportunity. I am satisfied that the engagement and consultation with our neighbours and other stakeholders which as Mana Whenua has been robust and extensive.

6. HOROTIU WEST MASTER PLANNING

6.1 The masterplan for Horotiu West has been developing in greater detail since 2021 to immediately focus on the land owned by HFL and then the greater Horotiu West masterplan as presented in the original submission.



Figure 1: Horotiu West yield study for HFL owned land.

6.2 Horotiu West is a prime opportunity to incorporate the intergenerational aspects of Te Awa Lakes where mixed typology of retirement village, medium density and standalone is expected to yield approximately 500 dwellings. The medium density zone will greatly assist in this outcome and in further enabling intensification under our masterplan.

7. PROJECT DELIVERY

- 7.1 There is a strong desire to deliver the Te Awa Lakes development within the next 5 years (taking into account consenting and design) to help alleviate the housing market shortfall of the Waikato region.
- 7.2 Recent discussions with Waikato District Council councillors and staff have given the project team confidence to deliver the Horotiu West masterplan with efficiency and MDRZ will provide an opportunity to accelerate the delivery of housing. Our current plans are to begin consent processes (we already have these underway) such that they can take advantage of the medium density provisions.

8. CONCLUSION

- 8.1 Te Awa Lakes provides a unique opportunity for the Waikato which Perry Group looks forward to delivering.
- 8.2 The project has evolved from an idea and desire to do something better for the District and Region, on a site which is strategically significant, primarily because of its location as the 'gateway to Hamilton' and its proximity to the Waikato River, and which would otherwise lay disused. I believe the Te Awa Lakes project can be a real game-changer for the Waikato, providing a mixed-use residential and commercial development with adventure and recreational uses, a high level of amenity and the delivery of strong community outcomes.
- 8.3 Perry Group has consulted early and widely to come up with the best use for the site, which not only fits Perry Group's vision but which is also reflective of the needs of the Region. It has also considered its neighbours throughout this process.
- 8.4 Perry Group are willing to commit to delivering Horotiu West masterplan in the near future and ensure a consistent typology and approximate density of 500 dwellings.
- 8.5 We request that the Hearings Panel accepts our submission seeking medium density residential zoning for Horotiu West so that the collective vision for the development can be achieved.

Richard Coventry

Richard Coventry

07 November 2023

APPENDIX A

2.0 Phase 2 - Horotiu West Future Proof Urban Structure Plan



- ① Transport Hub
- ② Horotiu School
- ③ Commercial Zone
- ④ Stormwater Reserve
- ⑤ Medium Density Residential Zone
- ⑥ Retirement Village
- ⑦ Wetland
- ⑧ Expressway Setback/Buffer
- ⑨ Phase 1 (HEN)



Scale 1:5000@ A3
0 100m 200m



TE AWA LAKES PHASE 2 - HOROTIU WEST | OCTOBER 2022

REV A 2

APPENDIX B

APPENDIX C

Date	Meeting Subject	Attendees
September 2018	HW Neighbours Update	Reps from Kernott Rd, Horotiu (6), and Keith Hay Homes
November 2019	HW Neighbours Update	Reps from Kernott Rd, Horotiu (6), and Keith Hay Homes
2020	Horotiu Primary School Update	Johnathon Wright
28 April 2021	HW Neighbours Update	Reps from Kernott Rd, Horotiu (6), and Keith Hay Homes
2021	Horotiu Primary School Update	Johnathon Wright
27 Oct 2022	HFL Submission on Variation 3	N/A
9 December 2022	HW Neighbours Invitation to discuss Variation 3 Submission and Update	N/A
15 December 2022	HW Neighbours Update	Reps from Kernott Rd, Horotiu (6), and Keith Hay Homes including further submitters C. Merrit and W & H Parker.

Signature: *Richard Coventry*
Richard Coventry (Nov 7, 2023 11:59 GMT+13)

Email: richard.coventry@teawalakes.co.nz



20231106_TAL_PLAN_HW_P_Corporate Evidence_Richard Coventry_FINAL

Final Audit Report

2023-11-06

Created:	2023-11-06
By:	Ben Tyson (ben.tyson@teawalakes.co.nz)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnIfr80VDjpyX5xeIn7jhXyiDwKvrK3vl

"20231106_TAL_PLAN_HW_P_Corporate Evidence_Richard Coventry_FINAL" History

-  Document created by Ben Tyson (ben.tyson@teawalakes.co.nz)
2023-11-06 - 3:58:57 AM GMT
-  Document emailed to richard.coventry@teawalakes.co.nz for signature
2023-11-06 - 3:59:31 AM GMT
-  Email viewed by richard.coventry@teawalakes.co.nz
2023-11-06 - 10:56:33 PM GMT
-  Signer richard.coventry@teawalakes.co.nz entered name at signing as Richard Coventry
2023-11-06 - 10:59:54 PM GMT
-  Document e-signed by Richard Coventry (richard.coventry@teawalakes.co.nz)
Signature Date: 2023-11-06 - 10:59:56 PM GMT - Time Source: server
-  Agreement completed.
2023-11-06 - 10:59:56 PM GMT