

**BEFORE HEARINGS COMMISSIONERS APPOINTED BY PORIRUA CITY COUNCIL
AND GREATER WELLINGTON REGIONAL COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND applications for resource consent under Part 6

BETWEEN WELLINGTON REGIONAL COUNCIL
Local Authority

AND PORIRUA CITY COUNCIL
Local Authority

AND JAGGER NZ LIMITED
Applicant

STATEMENT OF PETER COONEY ON BEHALF OF THE APPLICANT

INTRODUCTION

1. My full name is Peter Desmond Cooney. I am a Director of Classic Builders. Along with our local Director, Mr. Bob Turner, we are Directors of the company that now owns the land locally known as Duck Creek North (DCN) and which we have themed 'Brookside'. Our company lodged consent for the development under the name of Jagger NZ Limited.
2. The purpose of this statement is to introduce the company, its history, and confirm our commitment and approach to development. We have a long track history of completing quality developments, originally in the Bay of Plenty but now throughout New Zealand.
3. We bring our commitment to responsible, environmentally and economically sustainable development to this project.

BACKGROUND

4. By way of background:
 - a. Classic Builders was founded in 1996 and is privately owned.

- b. Over 20 years we have grown to be the largest residential building company in the Bay of Plenty and fourth largest in New Zealand. We have built over 5000 Homes.
 - c. Classic Builders has an annual turnover of \$250M.
 - d. We have show homes and offices spanning across five regions in New Zealand - Northland, Auckland, Bay of Plenty, Waikato and Otago.
 - e. For two years in a row Classic Builders has been acknowledged by independent industry research organisation, Building Research Advisory Council of NZ (BRANZ) as having New Zealand's most satisfied customers. This is directly linked to our unique customer care programme, Classic Care.
 - f. We are involved with first home buyers, property investors and building dream homes.
 - g. Our building experience and capability extends from proven brick and tile entry level homes, through a range employing innovative designs and materials, to extensive, specialised architectural design and build requirements.
 - h. Our larger scale developments include whole subdivision developments and gated communities where we are active from the first phases of consents, through to design and construction of all homes and other facilities, and completion of landscaping.
5. **Classic Group** is the umbrella company for Classic Builders, CBC Construction, Classic Developments, Classic Labour Hire and CB Admin.
- a. Classic Group employs over 120 staff with teams of draughtspeople/architects, marketing and graphics, business development, quantity surveying, health and safety, pricing and procurement, finance, human resources, information technology and administration.
6. **Classic Developments** has every step of the land development process covered within its own resources such as civil, planning, development, construction, all building aspects and landscaping.
- a. We work closely with local authorities during land negotiations; resource consent processes; risk and issue management; quality assurance; and the feasibility of redevelopment programmes and tenders.
7. **CBC Construction** was founded in 2006 and is our award-winning construction entity.

- a. CBC Construction has become a highly-respected face within New Zealand's commercial construction industry.
 - b. CBC encompasses the retirement, education and healthcare sectors, as well as building apartment complexes and industrial and commercial facilities.
 - c. For example: CBC recently completed the new head office for one of NZ's largest utility providers, Trustpower. The building can house 500 staff and is valued at \$41M.
 - d. CBC built Tauranga's iconic ANZ Centre valued at \$30M.
8. Relevant to the current applications, Classic Builders has had specific experience in building numerous medium-density developments throughout New Zealand. For example, as developer and builder for:
- a. **Sardinia Cove, Papamoa, Bay of Plenty.** Our house and land packages at this 45-lot subdivision in coastal Papamoa are tucked away in two quiet cul-de-sacs. Medium density living provides a community feel and safety without compromising privacy.
 - b. **Sierra Heights, Pyes Pa, Tauranga.** Construction of a medium-density elevated site with a range of 2, 3 and 4 bedroom single-storey standalone homes across a 50 lot house and land subdivision.
 - c. **Atley Road, Arthurs Point, Queenstown.** This 21-unit development in Queenstown features homes with brick, ironroof longrun and plaster. Most of these 165m² homes were built on 400-450m² lots and feature three bedrooms with double garages.
 - d. **Hobsonville Point, Auckland.** We are currently one of five building companies constructing a truly inspirational modern community-designed housing in rural suburbia, Hobsonville Point.
 - i. Home to over 3000 families, beautifully landscaped, tree-lined streets complement the modern architecture.
 - ii. The village boasts a popular café, early childhood, primary and secondary schools, medical centre and ferry access.
 - iii. Building one, two, three and four bedroom homes, house styles are duplex, terraced, courtyard, villa, apartments and freestanding residential units incorporating attached and detached garaging.
 - iv. We work closely with architecture and landscape design guidelines to ensure consistency of urban form and character. For example: A range of exterior cladding is used across our Hobsonville neighbourhood developments such as modern facings of brick veneer

painted finishes, vertical western red cedar, weatherboards, and contemporary, durable concrete. Roofing is made up of profile coated steel, corrugated iron and bitumous shingle roofing. Materials used in landscaping include timber decking, painted steel balustrades, with timber fencing and landscaping.

9. Of particular note is that Classic Builders is undertaking a \$70M medium-density housing development in the prestigious and most talked about subdivision within Hobsonville Point, the Hudson.
 - a. The Hudson consists of three distinct neighbourhoods: Heritage, Gardens and Marine.
 - b. This development incorporates and latest urban and design principles and architecture.
 - c. Floor plans are one to four bedrooms with walkup, terrace and standalone homes.
 - d. Architecture will be in keeping with latest trends. The Layout and flow of thoughtful architecture for privacy and conducting shade studies to ensure maximising daylight and warmth.
 - e. A mixture of contemporary modern and character homes create interest and concrete is used as a key feature.
 - f. Landscaping will be incorporated to maximise the street appeal.
 - g. Naming the subdivision to reflect its history as a RNZAF airforce base was important, hence being called Hudson after a World War I aeroplane, the Lockleed Hudson.

10. A key focus key across the development is ensuring protection and maintenance of Hobsonville Point's stunning natural environment. This is achieved by:
 - a. maintaining and enhancing the existing natural habitat.
 - b. environmentally aware urban design practices and construction processes.
 - c. designing and building sustainable homes that are lower in energy and water use.

DUCK CREEK / BROOKSIDE

11. The future of the Duck Creek site is in good hands with Classic Builders as builder.
 - a. We will develop a neighbourhood that will use a range of modern exterior claddings and facings and contemporary designs.
 - b. Landscaping will be in keeping with the environment and natural habitat.

- c. Classic Builders will focus on delivering a finished development controlling all aspects of development to produce a quality well-structured development.
- d. This development will set a new benchmark for Porirua by providing an opportunity to seamlessly integrate the land development aspects with the new built form. Incorporating all the principles of medium density development along with huge amenity value which is now the focus on development throughout Australasia. This means placing greater emphasis on the public open space realm so that our residents can enjoy the reserve environment along with the wider public.
- e. Although we have some smaller low maintenance properties within the development, this is what we are finding the market is moving towards and its not just an Auckland demand. This provides an opportunity to provide a 'turn key' house/land package that is in reach of most in the market. Not 'cheap' development, but certainly affordable. However, Brookside offers a range of section sizes and this will provide a range of properties to our future clients.
- f. Although the bridging and other public infrastructure is going to require an expensive capital expenditure within Brookside, this has not been the main driving factor around lot yield and layout. We have a proposed plan of subdivision based around protecting the stream environment and placing over 3ha of land in public ownership, 5 convenient linkages to the site from the surrounding communities including Samuel Marsden College, and a range of lot land areas in the 'private space'. The overall yield is still low density compared with new residential growth areas in particularly Queenstown, Auckland and Tauranga, and with the added benefit of Classic being able to master plan the areas around the houses down to the last plant in the ground.

12. Overall Jagger consider this development will be very complimentary to the surrounding residential areas. We look forward to completing the next part of the Whitby community and working with other key stakeholders on improving the environmental values at Duck Creek North.

Peter Cooney

Director – Jagger NZ Limited and Classic Builders

