

Response ID ANON-URZ4-5FSZ-W

Submitted to Fast-track approval applications
Submitted on 2024-04-26 14:52:23

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Whakarongo Holding Company Ltd.

2 Contact person

Contact person name:
Paul Thomas

3 What is your job title

Job title:
Consultant Planner

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

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

No

Organisation:
Contact person:
Phone number:
Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

160 Napier Road Palmerston North which is located on the eastern urban edge of the suburb of Parklands extending east to the Gasworks Drain with the Manawatu River to the south.

File upload:
Project Location.docx was uploaded

Upload file here:
240126 Colour plan Rev B.jpg was uploaded

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

Yes

upload file:
App A. WN855_88_Title_Search_Copy.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Charles and Elizabeth Harrisson

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant has a conditional agreement to purchase the land which will be executed when this consent is issued.

Section 2: Project details

What is the project name?

Please write your answer here:
160 Napier Road

What is the project summary?

Please write your answer here:

The project is to develop the land for up to 180 houses with access from Napier Road, stormwater detention at the southern part of the site and a road connection to Ruamahanga Crescent.

What are the project details?

Please write your answer here:

The proposed project is develop the site for 180 houses help meet a short fall in short term greenfield capacity in Palmerston North in accordance with the requirements of the National Policy Statement on Urban Development 2020.

The site will be developed in accordance with a Structure plan and a Master Plan subdivision scheme has been uploaded in the earlier section.

The project is well located for both employment, recreation and community facilities.

Earthworks required to develop the land is minimal, the site is infrastructure ready and its development can also address an existing flood ponding hazard at Napier Road affecting the northern part of the site.

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

Please write your answer here:

The project will be constructed in three stages. Stage 1 will be the southern third of the site and detention pond. Stage 2 will be the northern third including the intersection with Napier Road. Stage 3 will be the middle part where there is an existing garden centre.

Stages 1 and 2 will be constructed within three years with Stage 3 in Year 4.

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

Please write your answer here:

Approval is sought under the Resource Management Act 1991.
No other regimes are required.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

The relevant local authorities are Palmerston North City Council and Horizons Regional Council.

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

Please write your answer here:

A Plan Change Request was lodged with PNCC in January 2025 and has yet to go forward for a Clause 25 decision.

In addition a resource consent for the earthworks for the stormwater detention pond has been lodged with Horizons Regional Council. This is yet to be approved.

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

No

Please explain your answer here:

The applicant will complete on purchase of the property once consent is issued.

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

Please write your answer here:

The proposed timeline with consents under this process is:

Detailed design complete by late 2024.

Site works commencement late 2024

Stage 1 completion late 2025

Stage 2 completion late 2026

Stage 3 completion late 2027

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Palmerston North City Council

Horizons Regional Council

Rangitane o Manawatu

NZTA

Residents of Ruamahanga Crescent that adjoin the site

Lumberland Ltd.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

There has been regular liaison with Council officers during the development of this project. In particular with regard to water and wastewater infrastructure capacity and stormwater management.

There has also been ongoing engagement with Rangitane O Manawatu which has included the early preparation of a Cultural Impact Assessment.

Rangitane o Manawatu has also confirmed that as mana whenua there are no other iwi that they consider should be consulted.

Horizons Regional Council has also been consulted in regard to flood risk and the proposed stormwater detention area.

In addition, there have been direct discussions with NZTA Waka Kotahi in relation to the road access onto Napier Road.

There has also been consultation with residents of the Parklands neighbourhood. This involved distribution of project information directly to some 500 households and two drop in sessions.

This has informed the project in terms of stormwater design, design of the intersection with Napier Road, the need for insulation and ventilation of dwellings in proximity to Napier Road and limiting the height of buildings that are in close proximity to neighbours on Ruamahanga Crescent.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None required

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Crown and Rangitane o Manawatu signed a deed of settlement of all their Treaty of Waitangi claims on 1 May 2015. This proposal does not involve any assets that are subject to that claim.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

See attached file.

Upload file:

Assessment of effects.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

See attached file.

In addition a Detailed Site Investigation has been carried out in terms of Contaminated Land associated with the site. This has concluded that any contamination is below NES required levels.

File upload:

NPS ASSESSMENT.pdf was uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The normal process involves a Private Plan Change to the District Plan to change the zoning of the site followed by both district and regional resource consents. This is expected to take at least 18 months. Access to the fast track process should reduce this by 12 months enabling earlier delivery of housing capacity and assisting with a short term greenfield capacity shortfall in Palmerston North.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Not aware of any likely impact but this is best answered by MFE.

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

Local government plan or strategy

Please explain your answer here:

The project is referred to in the Draft Future Development Strategy. The applicant is pursuing submissions to that draft seeking that the project be formally included as part of the proposed capacity.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

No, it is not an infrastructure project.

Will the project:

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

Please explain your answer here:

The project will increase the supply of housing in the short term addressing in part a shortfall in short term greenfield capacity. In this regard it will address assessed housing needs.

The design has been developed by expert urban design, landscape, traffic, stormwater and other experts and will contribute to a well functioning environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will deliver significant economic benefits. Assessment by Insight Economics has found that the economic benefits of future construction activity enabled by the project will boost national GDP by \$64 million, including flow on effects, generate employment for 478 FTE-years, and generate \$31 million in household incomes. With a 5-year construction period, these translate to annual impacts of \$12.9 million in GDP, employment for 95 people, and \$6.2 million in household incomes.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

This not a primary industry project.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

This is not a natural resources project.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project is well located to employment, community services and is well served by public transport. These factors all contribute to reducing transport related emissions.

In addition climate change effects have been considered in the management of stormwater and the mitigation of ponding flood hazard.

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

Yes

Please explain your answer here:

The project will provide improved resilience in the catchment from flood hazard by increasing drainage capacity through the site to address existing ponding at Napier Road which has potential to effect a key transport route.

Will the project address significant environmental issues?

No

Please explain your answer here:

Other than the ponding referred to above.

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

No

Please explain your answer here:

Not fully. The project is referred to as a housing opportunity in the Draft Future Development Strategy. However we consider that the strategy has materially over estimated short term capacity both in greenfield and infill. A submission is being lodged to the draft FDS challenging their short term capacity estimates and seeking that this project be fully included in the Strategy.

Anything else?

Please write your answer here:

Expert reports on all aspects of this project are available on request.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project design has had regard to catchment flood risk and solving an existing ponding problem. Liquefaction has been assessed and the southern part of the site will require some mitigation. Detailed assessments can be provided.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The applicant is an active contributor to development and also has wide-ranging market garden businesses. The applicant has never had any compliance or enforcement action taken on any projects or activities.

Load your file here:

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Paul Norman Thomas

Important notes