

## Response ID ANON-URZ4-5F12-K

Submitted to Fast-track approval applications

Submitted on 2024-05-03 15:31:03

### Submitter details

Is this application for section 2a or 2b?

2B

#### 1 Submitter name

Individual or organisation name:

Buller District Council

#### 2 Contact person

Contact person name:

Simon Pickford

#### 3 What is your job title

Job title:

Chief Executive Officer

#### 4 What is your contact email address?

Email:

Simon.Pickford@bdc.govt.nz

#### 5 What is your phone number?

Phone number:

s 9(2)(a)

#### 6 What is your postal address?

Postal address:

PO Box 21

Westport

7866

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

Yes

Organisation:

Buller District Council

Contact person:

Simon Pickford

Phone number:

s 9(2)(a)

Email address:

Simon.Pickford@bdc.govt.nz

Job title:

Chief Executive

Please enter your service address:

6-8 Brougham Street

Westport

### Section 1: Project location

Site address or location

Add the address or describe the location:

Alma Road, Westport

Lot 1 DP 418652 Pt Sec 13 Blk VII Kawati ri SD

File upload:

Westport Locality map for FTC.jpg was uploaded

Upload file here:

location map -final FTC.jpg was uploaded

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

Yes

upload file:

476773\_Title\_Search\_Copy.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Kawatiri Holdings Trust Limited

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 no legal interest in the land but supports the issue of a resource consent permitting residential development on land with low natural hazard risk.

## Section 2: Project details

What is the project name?

Please write your answer here:

Alma Road Lot 1 Residential Resource Consent

What is the project summary?

Please write your answer here:

To issue a resource consent for Lot 1 Deposited Plan 418652 and Part

Section 13 Block VII Kawatiri Survey that enables future residential development in an area with low natural hazards. The project is supported with Infrastructure Acceleration Funding (IAF) from the Crown that enables council to provide three waters infrastructure and road improvements to support such development.

What are the project details?

Please write your answer here:

Summary

To issue resource consents to permit Lot 1 Deposited Plan 418652 and Part

Section 13 Block VII Kawatiri Survey to be used for residential use to provide for future housing developments in an area with low natural hazards. The resource consent is supported by the Infrastructure Acceleration Funding (IAF) to enable Council to provide three waters infrastructure and road improvements to new residential development.

Purpose – to enable new residential development in an area with low natural hazard.

Objectives

- support the release of IAF funding to provide three waters infrastructure and roading improvements to enable residential development.
- Provide the private sector with certainty to enable them to secure funding for residential development.
- align with the strategic direction of the Crown funded Multi Tool Business Case, and government's "Go for Growth" Housing policies.

Activities

- Issue Resource consents to allow residential development on Lot 1 as per the attached maps.

Timing – the resource consent could be issued immediately.

Regime under which approval is requested- Resource Management Act 1991

Relevant Local Authority- Buller District Council

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

Please write your answer here:

Proposed Timeline

October 2024 – Resource Consent confirmed through Fast Track process

December 2024 – detailed design of infrastructure and Road improvements complete

January 2025 – construction tenders issued

March 2025 – construction of infrastructure commences

October 2025 - new house construction commences

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

Please write your answer here:

Resource Management Act 1991

Resource consent

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

Please write your answer here:

Buller District Council

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

Please write your answer here:

None

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

Yes

Please explain your answer here:

The property owner.

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

Please write your answer here:

Proposed Timeline

October 2024 – Resource consent issued through Fast Track process

December 2024 – detailed design of infrastructure and Road improvements complete

January 2025 – construction tenders issued

March 2025 – construction of infrastructure commences

October 2025 - first new houses under construction

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The land owner

Buller District Council

Ngāi Tahu

Ngāi Tahu Papatipu Runanga

Te Rūnanga o Ngāti Waewae

Ngāti Apa ki te Rā Tō

Ngāti Rārua

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:

The Westcoast Regional Council is in the development process for a new combined West Coast District Plan. The new Plan will cover the three District Council areas on the West Coast. New residential zoning is currently proposed in the local area but over a much wider area than IAF funding can provide services for.

While Council has submitted on the Draft and Proposed Plan, Council now proposes a smaller area of land, including the Kawatiri block, be rezoned residential. Council will submit this evidence at Hearings mid year.

The RMA Plan confirmation process will take until mid to late 2025 putting our IAF construction funding at risk. Hearing Commissioners decisions are also subject to appeal which creates significant uncertainty for developers and further delays the provision of new residential land with a low natural hazard profile.

#### Approach

Te Tai o Poutini Plan team undertook informal engagement over the period of June 2019 to October 2020. The aim was to check in with the community that we have a good understanding of the issues and potential options for managing these so we can prepare relevant and practical policy responses in TTPP that represents our communities' views.

The Plan team ran a roadshow about the Plan during March 2020 (Westland and part of Grey) and September 2020 (Buller and part of Grey) and had eight workshops with different interest groups around key topics. As well as feedback gathered at our engagement events, we had 70 responses to our questionnaires as well as individual feedback forms and emails.

#### Pre Plan Consultation

- Placed based factsheets and questionnaires for Reefton, Westport, Hokitika and Greymouth
- Te Tai o Poutini Plan roadshow with our Conversation Caravan – drop-in sessions at 22 locations across the Coast in March and September 2020
- Consultation Hui at Arahura Mārae
- Public meetings at Greymouth, Hokitika, Reefton and Westport
- Numerous one-on-one meetings with key stakeholders (iwi, business, industry, heritage and environment)
- Multiple interest group workshops
- A purpose built website for the Te Tai o Poutini Plan consultation
- General factsheets and questionnaires for settlements, natural hazards, historic heritage, mining and biodiversity
- Quarterly newsletters to stakeholders

#### Draft Plan Consultation

- Advertising, media releases and a public notice about Draft Plan consultation and feedback period E-plan and information available on <http://westcoast.govt.nz> website and via council websites throughout the feedback period
- Exposure Draft documents, information sheets and feedback forms at 18 locations across the districts
- 18 Drop-in sessions at 13 locations
- Meetings on eight topics of interest

#### Key Themes

- Across the West Coast housing availability and affordability were significant concerns in many settlements and towns. Consultation identified that there is a significant lack of housing for workers in some towns. Short term rental/Air BnB type accommodation was seen as a key driver of a lack of housing.
- Natural hazards are a concern for many communities. Communities were looking for TTPP to provide a consistent and clear way forward for natural hazard management, including how to undertake managed retreat. Future development needs to avoid exacerbating the natural hazard risk.
- Improving the attractiveness of settlements and towns was a key concern for people in a range of locations across the Coast. -Significant natural areas were a concern in the rural areas. There was a clear need for good information and process to engage affected landowners, to identify what is and isn't significant and provide mechanisms to support and compensate affected landowners.

Running alongside the TToP, community consultation has occurred over the establishment of the temporary accommodation village at an adjacent site, the implementation of the Infrastructure Acceleration Fund design phase and the Master Plan development.

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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:

Not applicable

#### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

None identified

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:

Not applicable

Upload your assessment if necessary:

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## Section 5: Adverse effects

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

Please describe:

A full assessment of adverse effects has not been undertaken. However, when considering the appropriate area for a new residential zone council has considered avoiding areas:

- That have been identified as a significant natural area.
- That increase exposure to dust and noise from existing heavy industry.
- Within the aircraft noise flight path corridor.
- Within the identified natural hazard overlay.

We have also considered the availability of IAF funded infrastructure to service the new area and improvements to the road corridor and intersection with the State Highway.

A number of rural residential subdivisions in the area have already and continue to occur. The provision of three waters infrastructure and upgrades to the local road will support more intensive residential development in the proposed area and mitigate adverse effects that may otherwise occur from intensification.

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## 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:

While a full assessment has yet to be made, we can confirm at the time of application, that NPS Highly Productive Land and NPS Electricity Transmission NPS do not apply. Assessments are being completed under NPS Freshwater Management, and NPS Urban Development (noting that Buller District Council is Tier 3 Authority). A full assessment against National Environmental Standards has not yet been completed but, we can confirm that NES for assessing and managing contaminants to soil to protect human health will apply.

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## 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:

Under the Buller District Council District Plan the land that is the subject of this application is currently zoned Rural, which precludes more intensive residential development. The Combined Westcoast District Proposed Plan designates the land as residential.

The Proposed Plan decisions are subject to the outcomes of forthcoming hearings. Council is actively working with objectors to the Proposed Plan rezoning and is confident that by agreeing to reduce the size and location of the currently proposed residential zone, objections can be dealt with. However, the Hearings Panel Chair has indicated that they intend to release all decisions for the three combined districts at the same time. That means, if there is an objection in Westland or Greymouth Districts or even other parts of Buller, to the proposed residential zones, and appeals are filed, the Plan does not become operative until appeals have been dealt with.

This uncertainty around the timing of determining a residential consent application makes financing development too risky. The potential delays also prevent Council from accessing Infrastructure Acceleration Funding to construct new trunk main infrastructure and to upgrade the local road adjacent to the development site. Without being able to confirm residential development at this site, Council's infrastructure is at risk. Without this funding Council will be unable to unlock this land for residential development.

A Fast Track resource consent will enable Council to access their IAF construction funding and for the developer to derisk development funding.

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

Please write your answer here:

This is unknown.

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

Central government plan or strategy

Please explain your answer here:

The Resilient Westport Multi Tool Business Case uses the Protect, Adapt, Retreat, Avoid framework. Council has identified the area of land in this application as having a low natural hazard risk profile and being land suitable for upzoning to support resilient development. This is a key strategy within the Crown funded Multi Tool Business Case for Resilient Westport.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

There is currently no residentially zoned land outside of the Buller River flood plain. Enabling residential development of this land enables an early key strategic move to provide for future resilience for Westport, this set of strategic initiatives aligns with the Multi-Tool Business Case and the Protect, Avoid Retreat and Accommodate (PARA) framework. Finally the consent will unlock access for Council to s.9(2)(b)(ii) of Infrastructure funding to provide trunk main services along Alma Road to the development site. Without this consent, council is unable to access funding for the required infrastructure.

Will the project:

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

Please explain your answer here:

There is currently no residentially zoned land outside of the Buller River flood plain. This consent will unlock the land for residential development for the next decade, lead to the increase in the supply of housing, address critical accommodation shortages in Westport and contribute to a well-functioning urban environment by ensuring development occurs in a low natural hazard zone.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The Buller District has one of the highest deprivations in New Zealand (9 on the index), this partnered with a low rating base makes the provision and funding of infrastructure prohibitive to the Council – it is therefore imperative that the utilization of funding, in this case IAF is best utilized. A core requirement/condition of the IAF contract to enable the physical construction of Infrastructure hinges on the confirmation of Residential development being permitted on the Kawatiri Holdings Ltd land parcel.

The project will unlock s 9(2)(b)(ii) of Crown funding for infrastructure. Much of the construction work is likely to be delivered by Westcoast based contractors. This supports local contracting companies at a time of some economic uncertainty.

The project also enables new housing suitable to accommodate the growing workforce of local industry who have indicated the shortage of housing is an impediment to attracting staff. The provision of additional houses will support thier growth plans and in turn contribute to the growth of the regional economy.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

There is a severe housing shortage in the district and this constrains industrial growth as there is no housing stock for expansion of work force. It is critical that the region experiences growth, however this must occur in areas of little or no natural hazard risk – this application seeks to remove unnecessary road blocks and provide a platform for growth and resilience.

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

Yes

Please explain your answer here:

There is a severe housing shortage in the district and this constrains industrial growth as there is no housing stock for expansion of work force. It is core critical that the region experiences growth, however this must occur in areas of little or no natural hazard risk – this application seeks to remove unnecessary road blocks and provide a platform for growth and resilience. Local industries include coal mining, gold mining, and mineral sands extraction and export.

Several of the companies involved in the development to natural resources have advised they are also applying for Fast Track consents to expand thier operations. While this will provide for an increase in economic acitivity, this be constrained without the provision for additional high quality housing in areas with low natural hazard.

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

Yes

Please explain your answer here:

Directing new residential development in areas with a lower natural hazard profile supports council's and government's climate change mitigation strategies. The avoidance of hazards is much more cost effective than investing in recovery activities after an event has occurred.

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

Yes

Please explain your answer here:

The consent will provide the opportunity for new houses to be developed in an area of low natural hazard. The area will also provide a retreat area should Westport township suffer from another major flood, tsunami, coastal inundation or earthquake induced liquefaction.

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

The project is consistent with the Proposed District Plan zone changes and the Master Plan development currently being led by Council and funded by the Crown.

Anything else?

Please write your answer here:

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?

Yes

If yes, please explain:

The project will have a positive impact by redirecting residential development to an area with a low natural hazard profile.

## 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:

No compliance or enforcement actions against council have been identified at the time of preparing this application, under the Acts referred to in the bill.

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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:

Simon Pickford

Important notes