

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:12:03

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Te Rūnanga o Ngāti Awa

2 Contact person

Contact person name:
Reuben Araroa

3 What is your job title

Job title:
Chief Executive Officer

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)

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:

s 9(2)(b)(ii)

File upload:
s 9(2)(b)(ii)

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

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

We have negotiated a conditional sale and purchase agreement for the land in question subject to further due diligence.

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 beneficial interest in the land on which the project will occur subject to geotechnical, soil testing and commercial due diligence. A significant component of the due diligence is planning related.

A District Plan amendment is required to develop the Awakeri growth node. This Plan amendment will have to go through a standard track consultation process despite the obvious benefits - s 9(2)(b)(ii) allows for managed coastal retreat, supports new waste infrastructure for the surrounding district (Edgecumbe and Whakatane) and provides a green field opportunity for new housing to relieve existing regional housing shortages (Opotiki, Kawerau and Tauranga). While there is much in favor of the development planning delays could negatively impact this opportunity.

Section 2: Project details

What is the project name?

Please write your answer here:

Awakeri Housing Development

What is the project summary?

Please write your answer here:

We have an opportunity to develop residential housing in Awakeri (11kms in land of Whakatāne). We propose taking a staged approach with an initial build of 65 homes in Stage 1 with potential to add a further 65 homes in Stage 2.

What are the project details?

Please write your answer here:

We have an opportunity to develop residential housing in Awakeri (11kms in land of Whakatāne). We propose taking a staged approach with an initial build of 65 homes in Stage 1 with potential to add a further 65 homes in Stage 2.

Awakeri, our proposed development site, is a greenfield site for a staged development creating much needed housing stock, managed coastal retreat, and private sector enabled three waters. It is a prime location as a growth node which enables us to build capacity in Whakatāne as part of a hub and spoke model to support the wider region. This opportunity would increase supply of affordable and market housing in the District as well as allow for more resilient housing in the District to respond to coastal retreat and threats of flooding. This would also strengthen the labour market by incentivising more people into the District and provide local solutions with local resources to contribute to government priorities.

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

Please write your answer here:

Our intention is to focus our efforts at the Affordable and Market end of the continuum to provide a mix of housing typology to cater to future demand. We propose taking a staged approach with an initial build of 65 homes in Stage 1 with potential to add a further 65 homes in Stage 2. We expect to set aside 20% of the homes built for affordable housing and the rest for the general market.

Provided that the project undergoes a fast-track consenting process under the 'Fast Track Approvals Bill', we project that the Planning, design, consenting and enabling works will support a commencement of stage 1 by early next year (Feb 2025). This would ideally take 12 months to build the 65 houses within this first stage,

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

Please write your answer here:

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

Please write your answer here:

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

Please write your answer here:

N/A

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

No

Please explain your answer here:

With support from local authorities

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

Please write your answer here:

Sale and Purchase Agreement MAY '24
Plan Approval MARCH '25
Subdivision Plans APRIL '25
Resource Consents JUNE '25
Enabling Infrastructure Works OCT/NOV '25
Build (of 65 houses) Commencement DEC/JAN '26

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Whakatāne District Council
- Bay of Plenty Regional Council
- Ngāti Awa

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:

Regular correspondence with Whakatāne District Council. This has been a supported approach with oversight from local government.

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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:

N/A

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

None

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?

No

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:

N/A

Upload file:

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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:

The development would adhere to the standards outlined in the National Policy Statement and National Environment Standard.

There may be an opportunity for a Public-Private Partnership with Whakatāne District Council to build the plant in Awakeri or nearby to also service the wastewater needs for any future housing development in Awakeri. However, the Government would need to support this scale of investment to make it happen.

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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:

Should the project undergo a fast-track consenting process, significant amounts of time would shortened across the activities below:

- Plan approval
- Subdivision plan
- Resource consent

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

Please write your answer here:

Should the consenting process be fast tracked, there is an opportunity to develop more and resilient housing stock to support existing and new community members. The referral will allow for a faster 'turn key' – getting more people into warm, safe and dry houses quicker.

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

Local government plan or strategy

Please explain your answer here:

This opportunity is being led by Te Rūnanga o Ngāti Awa with support from the Whakatāne District Council and the Bay of Plenty Regional Council. The development will support benefits to the Whakatāne District as well as the wider Bay of Plenty region. The project is aligned to the government's commitment to unlocking housing opportunities including affordable housing.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Benefits for the Whakatāne district include:

- Increased supply of affordable housing to address housing deprivation trends
- Increase in supply of market housing available
- More resilient housing to respond to coastal retreat and threats of flooding.
- Strengthened labour market
- Strong iwi, local government, business and community collaboration.
- Building capacity in Whakatāne as part of a hub and spoke model to support the wider region.
- Supporting additional demand from the Western Bay of Plenty such as Rangiuru business park (5,000 jobs)

Benefits for the Wider region include:

- Positive impact on the labour market (more housing and jobs will attract more people to the District)
- Awakeri development creates a southern entry point into Whakatāne alleviating pressure on the bridge
- Roading investment will improve roading infrastructure with benefits to west, east and north bound traffic flows
- There is interested capital within the region which we believe we can attract, and a potential PPP styled water treatment plant

Will the project:

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

Please explain your answer here:

Whakatāne is experiencing a housing shortage. Rapid population growth in the area has outpaced the construction of new housing units, leading to a misalignment of supply and demand.

Whakatāne needs to expand its residential housing supply and retirement facility capacity to meet the changing needs of its population. Actual and projected growth identifies a gap of 522 houses by 2026 and 870 by 2030 based on current consenting rates. Beyond the initial stage 1 of building 65 houses, full development of the Awakeri site could yield 1,800 homes on a staged basis over 20 years helping to reduce our current, and future, housing shortfall.

Most residents within Whakatāne need to access affordable and public housing due to high housing costs and low-income levels. The development will focus efforts at the Affordable and Market end of the housing continuum to provide a mix of housing typology to cater to future demand and support the Government where necessary to respond to the high housing deprivation in our District.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Investment into regional economic development initiatives across the region to support economic, social and environmental wellbeing is driving significant demand for workers. However, the supply of workers in Whakatāne and the wider region is constrained due in part to unaffordable and unavailable housing for potential employees.

Developing more houses will help mitigate the current mismatch in supply and demand of the workforce by providing incentive and homes for potential workers to take up the increase in employment opportunities made possible by targeted government investment in the area (over \$660m across investment projects supporting the Whakatāne and wider region)

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

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

No

Please explain your answer here:

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

Not Answered

Please explain your answer here:

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

Not Answered

Please explain your answer here:

Will the project address significant environmental issues?

Not Answered

Please explain your answer here:

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

Yes

Please explain your answer here:

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:

Whilst this location is not coastal, there are varying levels of stormwater and flood level issues across the district. The project needs to manage stormwater on site, without impacting on flood levels on adjacent sites.

The Awakeri location is recognised as more resilient against coastal erosion and future climate adverse events than other locations in the district.

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:

Te Rūnanga o Ngāti Awa own Ngāti Awa holdings. Ngāti Awa Holding own Ngāti Awa Tourism Limited, who were involved in the White Island Tourism eruption and were prosecuted under the workplace health and safety Act

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Declaration

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

No

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:

Reuben Araroa

Important notes