

Response ID ANON-URZ4-5F8S-U

Submitted to Fast-track approval applications
Submitted on 2024-05-02 19:57:28

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Aupōuri Ngāti Kahu Te Rarawa Trust

2 Contact person

Contact person name:
Stephen Allen

3 What is your job title

Job title:
Housing Project Manager

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:

99 Commerce Street, KAITAIA 0410

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:

144 Gill Road, Awanui
Lot 2 – DP329090 NA868/120
located 1km west of Awanui and 9km north of Kaitaia

File upload:
Awanui Papakāinga_Site Location Aerial View.pdf was uploaded

Upload file here:

No file uploaded

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

Yes

upload file:

Gill Road Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Aupōuri Ngāti Kahu Te Rarawa Trust
99 Commerce Street,
KAITAIA 0410

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:

Applicant is owner of the land block.

The only restrictions on the owner's ability to undertake the work that is required for the project relate to the local Council zoning of the site as Rural Production classed as Highly Productive Land under the National Policy Statement.

Section 2: Project details

What is the project name?

Please write your answer here:

Awanui Papakāinga

What is the project summary?

Please write your answer here:

ANT plans to build a 23-home social housing papakāinga on its own land, with the objective of enabling intergenerational prosperity through social and economic wellbeing.

What are the project details?

Please write your answer here:

Project Objective: Build and operate a kaupapa-Māori papakāinga to enhance the lives of Muriwhenua whānau and nurture our mokopuna to become the rangatira their tupuna envisaged them to be.

Project Detail:

ANT is a charitable trust and is building Awanui papakāinga as a social housing initiative.
Awanui Papakāinga will include 23-dwellings with a mix of brand new 2, 3 and 4-bedroom homes.
The site has no access to local reticulated services. All services will be constructed bespoke on site.
The target group are young families with aspirations and potential to become homeowners.
Wraparound support will be provided via ANT social, education and health services.
Tenants will be supported to position themselves for home ownership.
All homes will be affordable rentals with rent charged at a maximum 80% of local median rate.
The layout and operation of the papakāinga will focus on nurturing mokopuna.
There will be zero tolerance for alcohol, illicit drugs, and family violence within the papakāinga.
Tikanga and te reo Māori will be promoted within the papakāinga.

Project Need:

The need for affordable rental accommodation in the Far North District is well documented. Construction of the Awanui Papakāinga is being facilitated with the support of funding from the Ministry of Housing and Urban Development.
The Awanui Papakāinga will provide a launching pad for intergenerational prosperity through focussed support provided to tenant whānau, with the goal of transitioning to home ownership.

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

Please write your answer here:

Development phase: 2021-2024

- Develop ANT housing strategy.
- Undertake feasibility, geotech, planning and design.
- apply for resource consent (RCA lodged Feb. 2024).

Stage One Build: Aug. 24 - Dec. 24

- Civils and infrastructure work.
- Dwelling site preparation.
- Installation of 11-dwellings built offsite.

Stage Two Build: 2025

- Extend civils and infrastructure work (as required).
- Dwelling site preparation.
- Installation of 12-dwellings built offsite.

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

Please write your answer here:

Resource Consent under the Resource Management Act 1991.

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

Please write your answer here:

Far North District Council
Northland Regional Council

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

Please write your answer here:

ANT has applied for a resource consent with Far North District Council for Build Stage-1 of the project (11 out of 23 proposed dwellings). ANT has not yet applied for a resource consent for Build Stage-2, which is included in this application to the Fast-track Approvals Bill.

If the project is accepted as a listed project or a referred project, ANT will withdraw the current resource consent application as required by Schedule 4 clause 31(3) of the Bill.

The resource consent application for Build Stage-1 was lodged in February 2024, as a Restricted Discretionary Activity due to the land being zoned as Rural Production Land in the Local Plan.

Current zoning requires each dwelling to have exclusive use of a 3,000m² house site. That rule is more applicable to the subdivision of farmland for rural lifestyle sections, rather than for the intended kaupapa-Māori design of the Awanui Papakāinga which calls for smaller individual house sites with shared access to a larger communal outdoor living area.

In addition to the rural production zoning restrictions, the land block is also defined as Highly Productive Land under the National Policy Statement (NPS_HPL). This further restricts the ability to proceed with Build Stage-2, at which stage the consenting status becomes a Discretionary Activity, which would trigger the provisions of the NPS-HPL, further diminishing the likelihood of securing a resource consent for Build Stage-2.

None of the zoning or National Policy Statement constraints over this project relate to environmental or cultural factors. All of the constraints relate to the retention of land for the production of food and fibre. To address this requirement, ANT plans to develop the balance of the block as a high value nutraceutical production unit, which will be complemented by the food/nutraceutical laboratory already established on a neighbouring property, through a partnership between ANT and a local food producer/exporter.

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

No

Please explain your answer here:

Project has been approved by the ANT Trustees, who represent the applicant.

HUD grant funding (75%) is at pre-approval stage.

Balance of funding (25%) is being sought from a regional Iwi Housing fund.

Resource Consent for Build Stage-1 is being sought from Far North District Council.

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

Please write your answer here:

BUILD STAGE-1

- Funding: Jun-Jul 2024.

Presently in funding pre-approval stage. Funding will be confirmed subject to final feasibility and issuing of resource consent.

- Detailed design: Jun-Jul 2024.

Geotech investigations are complete. Preliminary site/civils design are complete. Detailed site civils and vertical build design for building consent will take 6-8 weeks.

- Building Consent (Vertical and Civil): Jul-Aug 2024.
Lodgement and processing of Building Consent will take 6-8-weeks.

- Procurement: Jul-Aug 2024.
Pre-engagement negotiations with preferred housing supplier are already undertaken. Procurement of Civil Works contractors will take 5-weeks.

- Site works: Aug-Nov 2024. 12-16-weeks.

- Dwelling installation: Sept-Dec 2024.
Offsite construction will be undertaken during site and civil works process.
Completion and installation of dwellings will take 16-weeks.

- Completion of Papakāinga. Dec 2025-Jan 2026.

BUILD STAGE-2

Will be undertaken seamlessly in 2025, subject to issuing of resource consent.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The location of the block sits within the shared area of interest defined in the Treaty Settlement legislation for three Iwi of Te Hiku o Te Ika represented by the following Treaty settlement entities:

Te Rūnanga ō Te Rarawa
Te Rūnanga ō Ngāi Takoto
Te Rūnanganui ō Te Aupōuri

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:

As part of the development phase of this project, the Applicant contacted the three Treaty settlement entities to investigate their aspirations for housing, and to inform them about the project.

The feedback from the three Treaty settlement entities helped to inform that Applicant's housing strategy and subsequently the development of this project.

The Applicant maintains constructive relationships with the three Treaty settlement entities, which has included information and data sharing.

The attached document describes the various engagements and research undertaken to inform the development of the Applicant's housing strategy and this project.

Upload file here:

ANT Housing Strategy Supporting Information.pdf was uploaded

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:

No processes have been undertaken under the Public Works Act 1981.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The location of the block sits within the shared area of interest defined in the Treaty Settlement legislation for three Iwi of Te Hiku o Te Ika represented by the following Treaty settlement entities:

Te Rūnanga ō Te Rarawa
Te Rūnanga ō Ngāi Takoto
Te Rūnanganui ō Te Aupōuri

The most relevant provision within those Treaty settlements, pertaining to this project, is the Te Hiku o Te Ika Iwi - Crown Social Development and Wellbeing Accord (2013).

The Accord sets out the manner in which the Government and Te Hiku iwi will work together to give effect to the principles of Te Tiriti o Waitangi to pursue a shared vision that "the communities, whānau, hapū and iwi of Te Hiku o Te Ika are culturally, socially and economically prosperous."

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?:

There are no identified parcels of Māori land within the project area, including marae and identified wāhi tapu.

The applicant maintains in-depth relationships with the marae within the surrounding area.

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:

The land block has been used commercially for agriculture and horticulture production for over a century. There are no wāhi tapu, pā sites, historic garden sites, middens, stands of native bush, waterways, or any other areas of potential customary interest on the block.

The block is not subject to a Section 27B Memorial under the State-Owned Enterprises Act 1986.

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:

The land block is within the jurisdiction of the Far North District Council and subject to the provisions of the Operative Far North District Plan. Under this plan the site is located within the Rural Production Zone and not subject to any Outstanding Landscape or Cultural Significance to Māori. The Rural Production Zone applies over the majority of the rural part of the district. The zone is predominantly a working productive rural zone and the District Plan provisions enable the continuation of the wide range of existing and future activities, compatible with normal farming and forestry activities, and with rural lifestyle and residential uses while ensuring that the natural and physical resources of the rural area are managed sustainably. The land block is not located within a Significant Natural Area (SNA). Geotechnical investigations have been completed and no anticipated or known adverse effects of the project on the environment have been identified.

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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 provisions of the New Zealand Coastal Policy Statement do not apply to this land block.

An assessment of a previous subdivision application in late 2017 identified that no HAIL activity (Hazardous Activity or Industry) had occurred on this site and that the National Environmental Standard (NES) was not applicable. Since 2017, none of the practices on the site are defined as HAIL activities.

The land block is classed as Highly Productive Land and is therefore subject to the provisions of the National Policy Statement on Highly Productive Land (NPS-HPL). The Far North District Council policy is to apply the provisions of the NPS-HPL to resource consent applications for Discretionary activities. The current resource consent application for Build Stage-1 has been as a Restricted Discretionary activity. If accepted, the provisions of the NPS-HPL will not be applied to the Build Stage-1 resource consent application.

The provisions of the NPS-HPL will be applied to the Build Stage-1 resource consent application if it exceeds the criteria for a Restricted Discretionary activity.

The application for Build Stage-2 will almost certainly be defined as a Discretionary activity, which will trigger the requirement for the provisions of the NPS-HPL to be applied.

At the time of writing, the Far North District Council has no precedent relating to application of the NPS-HPL provisions to resource consent applications. As such, their stated recourse is to decline the application, rather than set a precedent.

It is noted that Section 3.10 (1) (c) the NPS-HPL provides an exemption to the restricted use of highly productive land in the event that: "the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values."

The Applicant submits that the proposed use of the land block as a papakāinga addresses a major need for safe, healthy and affordable housing, delivered in a culturally supported manner, focussed on generating a paradigm-change for Māori whānau who continue to suffer serious inequities across education, health, social and economic life outcomes.

Furthermore, the Awanui Papakāinga will utilise approximately 1/3rd of the block, with the balance of the block to be developed into a high-value nutraceutical production unit, providing employment opportunities for the residents of the Papakāinga.

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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:

The approach to zoning in the Far North District is inadequate for a project of this nature, and existing regulatory processing leans towards maintaining the status quo of no development, rather than risk setting a precedent that will enable sound development to proceed.

Taking this project all the way through the local government resource consent process will add months of delays and tens of thousands of dollars in legal and consultant fees, in an attempt to overcome the unwillingness to apply the exemption provisions of the NPS-HPL.

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

Please write your answer here:

Referring this project will reinforce the purpose of the Fast Track process by increasing the pace of decision making, reducing associated cost, and creating a strong focus on regional development.

Achieving a fast-track consent to proceed with both stages of this project will create a seamless and efficient development of social housing in an area that suffers from the highest level of socio-economic deprivation in the country.

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

Other

Please explain your answer here:

This project does not specifically feature in any local or regional strategy, outside of the applicants own Housing Strategy.

Despite this, the need for affordable housing features prominently across a range of central and local government strategies.

Of particular note, the Te Hiku Wellbeing Report (2014) identifies quality, affordable rental housing as a priority need and proffers the following key

messages.

1. The indicators highlight the poor condition of housing among much of the whānau living in the rohe of Te Hiku. And like the state of health, the situation of poor and substandard of housing is again a symptom of the lack of opportunity for employment.
 2. However, there is opportunity for Te Hiku Iwi to work with Housing New Zealand and other agencies to improve the poor housing situation in the Far North. Te Hiku Iwi Development Trust will endeavour to work with Te Hiku Accord to make this happen.
 3. Improvement in the other outcomes will enable and improve the poor standard of housing including the overcrowding. More opportunity for employment will result in an increase in the percentage of dwellings owned by household living in them.
- Sourced from: Te Hiku Wellbeing Report 2014.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The land block is not connected to local reticulated networks of potable water supply or sewerage. These systems will need to be built into the site infrastructure and be capable of servicing the 23-dwellings. Relatively speaking, this is significant new infrastructure within the location of Awanui township.

The site is located within the vicinity of the Lodestone solar farm which is regionally significant infrastructure. The papakāinga will feature environmentally sustainable systems including solar power. The papakāinga will be a suitable residence for personnel working on the solar farm.

Will the project:

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

Please explain your answer here:

The purpose of this project is to increase the supply of housing in response to the significant need for quality affordable housing in the Far North. While the papakāinga site is located on land zoned for rural production, it is barely 1km from Awanui township land zoned as residential.

Through the social housing register, special needs grants and statistics on overcrowding there is a clear need for appropriate housing options within the district. The Far North is considered severely unaffordable with an affordability index of 6.6, making securing rental accommodation and achieving home ownership difficult for many whānau.

Although policy has been developed with a focus on growing urban centres, such as Kaitiāia, there is projected spill over into smaller townships such as Awanui. Current residential supply is low, there are no properties available for rent within Awanui and only a small number of properties currently on the open market for sale.
Source: ANT Trust Housing Demand Assessment (June 2023)

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The papakāinga will bring 23 families into the local Awanui community, contributing to the economic wellbeing of those (mainly retail) businesses operating within Awanui Township. It will also contribute to local ECE/school rolls.

In addition, the project will provide a workforce for the planned nutraceutical production unit to be developed on the balance of the site.

The construction and maintenance of the papakāinga will prioritize local suppliers/contractors. This will provide a much needed boost to the local economy and will support the growth of the construction sector in the Far North.

At a social level, the provision of safe, warm, quality housing will reduce the high rate of substandard housing related sickness and subsequent absences from employment and education.

The intention is to provide an environment that will support whānau to thrive and be fully productive participants in the social, cultural and economic imperatives of the district and region.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

While the project does not directly involve an aquaculture activity, the target residents for the papakāinga are young whānau with aspirations to achieve home ownership. The benefit of home ownership for young whānau is that it provides a capital base that can be leveraged for business development, thus moving whānau out of consumer mode and into growth/production mode.

The development of the Aquaculture industry in the Far North has been a long-held aspiration for iwi with Aquaculture Settlement interests, as well as existing commercial operators. Growth of the aquaculture industry will require a workforce that is healthy, productive and connected to the area and its coastal activities. The proposed papakāinga will provide a suitable environment to grow such a workforce.

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?

No

Please explain your answer here:

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

No

Please explain your answer here:

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 Awanui Township Plan was a collaboration between the Far North District Council, Waka Kotahi and the Provincial Growth Fund. This plan focused on future economic growth options and opportunities within Awanui and its links to Te Tai Tokerau Northland. It was produced with input from members of the Awanui community in 2019.

This plan identifies a future walk and cycle trail to connect the Awanui township with Kaitiāia along the Awanui River. This linkage runs along the full western boundary of the site and has potential to provide both a safe walking and cycling connection to the Awanui township (northeast of the site) and Kaitiāia (southwest of site) along with ecological and awa (stream) restoration opportunities.

Connecting the proposed papakāinga to a future pathway alongside the Awanui River and stream side restoration work will provide opportunities to create a 'green link' between the proposed residential area and the river to further improve the biodiversity of the site and the wider Awanui area.

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?

No

If yes, please explain:

Geotechnical investigations have been completed and design specifications for site civils/infrastructure and dwelling construction (pilings etc) will mitigate any climate change or natural hazards.

The proposed site of the papakāinga sits outside of the 10-year and 100-year event flood zones identified in the local District Plan.

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 has not been the subject of any compliance or enforcement actions by any of the entities with enforcement powers 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:

Stephen ALLEN

Important notes