

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 15:22:19

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:

s 9(2)(a)

2 Contact person

Contact person name:

s 9(2)(a)

3 What is your job title

Job title:

s 9(2)(a)

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)

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)

s 9(2)(b)(ii)

File upload:

s 9(2)(b)(ii)

Upload file here:

Site Layout - s 9(2)(b)(ii)

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

Yes

upload file:

s 9(2)(b)(ii)

Who are the registered legal land owner(s)?

Please write your answer here:

s 9(2)(b)(ii)

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:

s 9(2)(b)(ii) as landowner will be the applicant for all necessary approvals

## Section 2: Project details

What is the project name?

Please write your answer here:

s 9(2)(b)(ii)

What is the project summary?

Please write your answer here:

The project is a large-scale residential development on 35.9 hectares of private land that will deliver ~ 100 homes and camping for ~750 guests over 5 years, in a mix of typologies.

What are the project details?

Please write your answer here:

Purpose: The purpose of this project is to enable a significant volume of new homes in central Otago well-suited to house residents and key workers.

Objectives: New tourist and worker accommodation and housing supply.

Activities: The development of new campground, worker accommodation and homes.

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

Please write your answer here:

The project will have multiple development stages, some of which will progress in parallel.

Block 1 (11 ha) - Campground/Workers accommodation

Consents for the first stage (Block 1) are currently in preparation for lodgement once the Fast Track Approvals Bill is enacted.

Project applications are anticipated to be progressively made over the next 5 for the comprehensive development of the land.

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

Please write your answer here:

Resource Management Act 1991 (resource consents)

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

Please write your answer here:

Otago Regional Council  
Central Otago District Council

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:

Freehold owner

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

Please write your answer here:

Consents for the first stage are currently being planned in preparation for lodging under this regime and are intended to be ready for lodging on the Bill's enactment.

If granted, they can be given effect to immediately, as they are required to support the lodging of Engineering Plan Approvals (6 months estimated processing time).

Detailed design for building consents will be progressed in parallel with Engineering Plan Approvals, and will be lodged once EPAs are received (6 months estimated processing time).

Construction start date (excl. site clearances and demolitions, which are underway), is therefore est. 12 months.

Delivery for these consents is est. at 16 months for all stages, noting not all stages will proceed in parallel.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- 1) Local authorities: Otago Regional Council / Central Otago District Council
- 2) iwi authorities: Ngai Tahu
- 3) relevant Treaty settlement entities: Te Runanga o Ngai Tahu

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:

N/A to date

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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:

The Ngāi Tahu Claims Settlement Act 1998 is applicable to the geographical location of the project site (and the Central Otago District), noting the land is private land. The site is not, and never has been, settlement redress land.

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:

N/A

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:

Any adverse effects will relate primarily to the form and function of the proposed buildings, and to the construction phase of the developments.

Given the size of the property and its relative insulation from external parties based upon existing road and social infrastructure, the majority of any effects would be internal to the landholding.

Standard adverse effects associated with construction activity are anticipated, which are able to be mitigated by standard means.

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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:

As set out below, the project will be consistent with all relevant national policy statements and national environmental standards noting the relevance of some interim provisions of the NPS for Highly Productive Land.

### NATIONAL POLICY STATEMENTS

NPS-UD The project is designed to deliver a new well-functioning urban environment that enables people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The project will improve housing affordability by supporting competitive land and development markets, as well as contributing financially to the supply of affordable housing in the district.

s 9(2)(b)(ii)

Other

The project is not affected by the other following National Policy Statements:

- National Policy Statement on Biodiversity Management
- National Policy Statement on Freshwater Management
- National Policy Statement on Renewable Electricity Generation
- New Zealand Coastal Policy Statement
- National Policy Statement on Electricity Transmission

#### NATIONAL ENVIRONMENTAL STANDARDS

NES-FW Approval will be required under the NPS-FW as part of the riparian and wetland restoration and enhancement activities. Aside from temporary / short term effects associated with construction activities the project will deliver benefits to the freshwater environment.

NES-Telco The project will include the provision of telecommunication infrastructure and will therefore be subject to the provisions of the National environmental standards for telecommunication facilities. The project, inclusive of any proposed telecommunication facilities can and will be designed and operated to comply with the requirements of this NES.

NES-DW The project may include the provision of community drinking water supply and therefore may be subject to the provisions of the National Environmental standards for sources of human drinking water. The project, inclusive of the proposed drinking supply arrangements, can and will be designed and operated to comply with the requirements of this NES.

NES-Soils Any potentially contaminated land will be addressed through detailed onsite investigations and standard remediation practices, in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Other

The project is not directly affected by or can easily comply with the other following National Environmental Standards:

- National Environmental Standard for Freshwater
- National Environmental Standards for Plantation Forestry
- National Environmental Standards for Air Quality
- National Environmental Standards for Electricity Transmission Activities
- National Environmental Standard for Marine Aquaculture
- National Environmental Standard for Storing Tyres Outdoors 2021

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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:

Real time experience with project consenting under the Covid-19 Recovery (Fast-track Consenting) Act shows time savings of at least 6-12 months on consents, as compared with the existing processes. The time and cost saving to the project is expected to be significant.

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

Please write your answer here:

The project's consents are generally for infrastructure and residential construction, and therefore do not require any specialist knowledge or input.

They will also be staged progressively through the project's delivery timeline. The consents for this project are not, therefore, expected to have an impact on the efficient operation of the fast-track process.

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

Not Answered

Please explain your answer here:

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes. The development will include the construction and operation of new three waters infrastructure (community water supply, stormwater, and community wastewater treatment and disposal) that are each classified as "Regionally Significant Infrastructure" under the Otago Regional Policy Statement.

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 provide much needed tourist and worker accommodation and housing for the Central Otago Region that is a significant factor in this region, especially in the context of key worker housing.

All homes / accommodation at this location will be new supply to the Central Otago market.

Over the next decade there is expected to be significant population growth across Central Otago Region that will drive up demand for housing. Otago's population is projected to expand by around 30,900 over the next 10 years and 82,717 people over the next 30 years.

A large amount of additional housing supply will be required to accommodate this population growth.

The forecast yield of ~100 homes and camping for ~750 guests is significant in central Otago.

The development is well located to Cromwell town and other key centres, including Wanaka and Queenstown.

New housing will be delivered in a range of price points and typologies.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

As noted in the below MBIE report, the building and construction sector is a vital pillar of New Zealand's economy. For the year ended March 2023, it contributed 6.3 per cent of the country's real Gross Domestic Product (GDP) – amounting to over NZ\$17.6 billion<sup>1,2</sup>. It also employed nearly 308,500 people (or 10.7 per cent of the country's total workforce) in the year ended June 2023.

<https://www.mbie.govt.nz/assets/building-and-construction-sector-trends-annual-report-2023.pdf>

PWC points to research that has indicated that for every dollar invested in construction, economic activity in excess of \$2.50 is generated.

<https://www.pwc.co.nz/insights-and-publications/2020-publications/building-for-success.html>

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?

Yes

Please explain your answer here:

New worker accommodation and housing at this location will provide future residents with choices in terms of their transport to daily activities, which in turn will reduce their emissions profile.

Further, new homes at this location will be smaller, on average, than existing housing stock, and will have modern heating and cooling systems that will be more efficient to operate, reducing the average emissions produced per home.

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

Yes

Please explain your answer here:

The project/ infrastructure at this location will be designed to anticipate the impact of increased temperatures on stormwater levels and overland flow paths.

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 high level / strategic directions set out in the Otago Regional Policy Statement in terms of appropriate urban growth, on the basis it is strategically well located s 9(2)(b)(ii) and is readily serviceable.

The visitor accommodation aspect of the proposal will be generally consistent with the Operative District Plan regime.

It is noted that the Rural Zoning and potentially productive soils of the site will be key factors for resource consenting, involved pending s 9(2)(b)(ii) and Central Otago.

Anything else?

Please write your answer here:

The project will include provision for "worker accommodation" that is currently in high demand but very short supply in s 9(2)(b)(ii) particularly for seasonal workers (ie, fruit pickers).

The provision of a campground / holiday park in s 9(2)(b)(ii) will provide a significant community good. This is because the former campground has and continues to be reduced in scale and replaced by much needed housing development.

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:

No, see above

## 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:

None

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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 Majurey

Important notes