

Response ID ANON-URZ4-5FMG-4

Submitted to Fast-track approval applications
Submitted on 2024-05-03 12:31:37

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Caland Holdings Limited

2 Contact person

Contact person name:
Stuart Milsom

3 What is your job title

Job title:
Director

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:

66 McFetridge Drive
Rotorua

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:

The property is located at 66 McFetridge Drive, Hamurana, Rotorua.

File upload:
Attachment A Milbrow Estate Location Plan May 2024.pdf was uploaded

Upload file here:

Attachment C Milbrow Estate Subdivision Plan May 2024.pdf was uploaded

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

Yes

upload file:

Attachment B Milbrow Estate Records of Title May 2024.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Caland Holdings 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:

Stuart & Priscilla Milsom own the company, Caland Holdings Limited, who owns the land. We will directly oversee the work for this project.

Section 2: Project details

What is the project name?

Please write your answer here:

Milbrow Estate

What is the project summary?

Please write your answer here:

Subdivision to create 91 rural residential lots (89 additional residential sites) set in restored indigenous vegetation.

What are the project details?

Please write your answer here:

Milbrow Estate is a greenfield rural residential subdivision planned to be completed in 3 Stages.

Milbrow Estate will create additional housing for Rotorua. There is a housing shortfall in Rotorua across all sectors of housing and the Community and District Development Group Manager of Rotorua Lakes Council has expressed that the 'executive housing' sector remains unaddressed in Rotorua. This subdivision will enable 89 additional homes in a 91 lot rural residential subdivision comprising clusters of lots set in restored indigenous vegetation across the site.

Milbrow Estate will change the current land use (84 hectares) from Dairy Farming to Lifestyle Housing with large native planting areas in gullies and near natural water ways and wetlands. This will result in a reduction of carbon emissions (calculated by Ag Reach NZ) and will help improve Lake Rotorua's water quality through the reduction of nitrate leaching (a large portion of the nitrogen benchmark would be sold to Regional Council).

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

Please write your answer here:

The project will be undertaken in 3 stages.

The first stage is planned to commence in the third quarter of 2025 following the end of the 2024/2025 dairy milking season so as to meet contract obligations. We plan to undertake the following 2 stages within each calendar year thereafter.

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

Please write your answer here:

Resource Management Act 1991 - subdivision consent and land use consent under the Rotorua District Plan and land use consent (earthworks) under the Bay of Plenty Regional Natural Resources Plan.

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

Please write your answer here:

Rotorua Lakes Council (Jean-Paul Gaston - s 9(2)(a))
Bay of Plenty Regional Council (Luke Connor - s 9(2)(a))

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

Please write your answer here:

No applications have been lodged with either Rotorua Lakes Council or Bay of Plenty Regional Council for this project.

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

No

Please explain your answer here:

No approval is needed from any other parties. We are the landowners making application in the name of our company Caland Holdings Limited.

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

Please write your answer here:

The subdivision has already been fully designed (file attached above).

Procurement is complete as we own the land.

Funding partners have been agreed and will be confirmed once consent is granted.

We plan to commence in quarter 3 2025.

We plan to be completed by quarter 2 2029.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Rotorua Lakes Council
Regional Council Bay of Plenty
Te Maru o Ngati Rangiwewehi

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:

Rotorua Lakes Council - Jean-Paul Gaston (Community and District Development, Group Manager) and team are engaged with this project providing support and advise. It is this team that has identified the shortfall and need for 'executive' housing in Rotorua (they have agreed to provide their analysis). We have designed the subdivision incorporating Council feedback pertaining to lot size and scale. They have confirmed our connectivity to the Council sewerage scheme, that this subdivision will not be a burden on the town water supply (as it has its own water supply), and that all the services infrastructure are available to complete this subdivision. Refer attached infrastructure report.

Regional Council - Luke Connor (Consent Planner) is now the key contact for this project. Recent consultation with Regional Council has resulted in (using Council's nitrogen calculator) agreement for the sale amount of the nitrogen benchmark which will help achieve the regional strategic goal of improving lake water quality. They have also advised us on the native planting areas (circa 30 hectares) and regarding the use of our bore for water supply.

Te Maru o Ngati Rangiwewehi - Te Rangikaheke Yvonne Moana Bidois (QSM) has been involved in this project right from the design stage. They are our local lake Rotorua iwi and a joining neighbours. The gullies and natural water ways of our property are flow paths above Te Awahou stream / Te Puna a Pekehaua Reserve / Taniwha Springs / Ngongotaha Municipal Water Supply of which Te Maru o Ngati Rangiwewehi are custodians. They have helped inform the layout of the subdivision to enhance catchment water quality and the general environment.

Upload file here:

Attachment E Milbrow EstateConsultation Record May 2024.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:

There are no treaty settlements applicable to the subject site nor are there statutory acknowledgement areas.

It is acknowledged that Te Arawa Lakes Settlement transferred the Rotorua lakebed, and other lakes, to Te Arawa. The influence of land use on the quality of the Rotorua Lakes is a primary focus for the Rotorua Te Arawa Lakes Strategy Group which comprises Te Arawa Lakes Trust, Bay of Plenty Regional Council and Rotorua Lakes Council. The proposed subdivision has been developed to enable reduction of nutrients and enhancement of indigenous planting within the site to contribute to water quality targets.

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:

An evaluation of the adverse effects of the proposed subdivision and development for rural residential purposes has been undertaken with input from Boffa Miskell, PerrinAg, Stantec and Urban Economics. The evaluation is attached as Attachment F and the supporting reports are available on request.

The key adverse effects have been considered in relation to landscape and visual values, water quality, wetlands values, traffic generation, cultural values and highly productive land. Overall the adverse effects are concluded to be minor or less than minor.

Upload file:

Attachment F Milbrow Estate Assessment of Adverse Effects May 2024.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:

The proposal has been assessed in relation to the relevant NPS and NES. the conclusion is that the proposal is consistent with the relevant provisions.

Refer attached document.

File upload:

Attachment G Milbrow Estate NPS & NES Provisions May 2024.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:

Using the fast-track process will enable a faster response to the housing demand in this sector and hence the ability to support economic outcomes for the community and housing choice for people in the District. There is a well recognised urgent need for housing in the Rotorua District and this extends across housing of all types.

More efficient timeframes and the defined opportunity for input from third parties enables a focussed response and decision making.

The standard process through the Council District Plan could require a notified application process or a change process. Notified applications have a statutory timeframe of 130 working days but the median has been reported by MfE as over 200 working days. Currently Rotorua Lakes Council is working in excess of doubled timeframes due to the limited staff resources. Therefore, the fast-track process will achieve a reduced and more certain timeframe than relying on the standards RMA application process. This has clear economic benefits.

Therefore, using the fast track process provides essential increased certainty which neither the private plan change nor a standard (potentially notified) application would allow.

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

Please write your answer here:

No adverse effect is identified or anticipated.

The project is self contained and not complex, allowing efficient processing and decision making that would not detract from other processes.

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

Central government plan or strategy

Please explain your answer here:

This project has not been individually identified. However, Rotorua like many other areas require additional housing, in all sectors. This has been supported by Rotorua Lakes Council. In addition, this project will result in land use change will reduce our carbon emissions and contribute to improving lake water quality, both essential national targets and benefits.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will result in a vital response to housing demand in all sectors. providing a wide range of housing is important at the regional level, as well as Rotorua's housing needs having been discussed and recognised at the national level.

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 create 91 Lots enabling 89 additional homes to be built.

The NPSUD requires the enablement of a variety of homes to meet the needs of different households in terms of price, location and type. This subdivision is located in very desirable area of Rotorua and will enable much needed housing in the 'executive' home market. A lot of focus has been given to social housing in Rotorua (and rightly so) but there is very little available subdivision (almost nil) for other types of housing.

This property is located close to Rotorua, between two existing suburbs Ngongotaha and Hamurana. It is adjacent to State Highway 36 which is identified as an important employment corridor for Rotorua in the FDS technical report.

In terms of greenhouse gas emissions, even though it is on the urban edge, given its current use as a dairy farm the calculations show it will result in an overall net reduction of greenhouse gas emissions. In other words, this land use change will have a more positive affect on reducing greenhouse gas emissions than most if not all other subdivisions in Rotorua. Plus, it will do more than most if not all other subdivisions in Rotorua to improve lake water

quality.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Rotorua like most towns/cities is endeavoring to grow its local economy and to retain working professionals, such as Doctors. To achieve this there has to be sufficient homes for people to live in and a variety of homes to create a well-functioning urban environment. Without a variety of homes including 'executive' homes Rotorua will not be able to attract or retain a variety of peoples or households. Having sufficient and a variety of different homes is essential to local economic growth, this subdivision will help aid such economic growth.

The report prepared for the applicant by Urban Economics identified that the construction of the proposed residential development would generate 213 FTE jobs and contributes **s 9(2)(a)** to construction sector GDP. This is a notable economic benefit.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

This project pertains to land subdivision and development.

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

No

Please explain your answer here:

This project pertains to land subdivision and development.

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

Yes

Please explain your answer here:

This property is currently operated as a dairy farm. The greenhouse gas emissions are recorded in Overseer and have been submitted by Open Country Dairy to Ag-Research New Zealand to establish a "Life Cycle Analysis Carbon Footprint" for the farm. Based on Ag-Research's calculations (the report is available from the landowner) this dairy farm currently emits 1222 tons of CO2-eq per year. Based on calculations provided by Beca to inform Vehicle Kilometer Travelled (VKT) greenhouse carbon emissions for this property used by in the Future Development Strategy (FDS), the additional VKT carbon emissions would be 1074 ton of CO2-eq per year.

Further, the proposed subdivision for this property includes 25 additional hectares of native plantings (over 30 hectares in total) further improving the property as a carbon sequester.

Therefore, this subdivision would reduce greenhouse gas emissions.

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

Yes

Please explain your answer here:

The proposed subdivision includes 25 hectares of additional native plantings within gullies and along natural flow paths and wetlands, creating enhanced land stability and ground water filtration.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

One of the largest strategic focuses in Rotorua is improving lake water quality. Changing this property from dairy farming to housing, given the size of the property, will have a very large positive affect on lake water quality calculated using "Regional Councils Rural to Rural Subdivision Calculator Template".

Plus, as stated, it will reduce greenhouse gas emissions.

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

Yes

Please explain your answer here:

In a report prepared by Boffa Miskell in October 2012, Rotorua Caldera Rim – Caldera Rim Rural Character Design Guideline, the subject site is located in Landscape Character Area 10 Lower Plateau Slopes. The report refers to a number of proposals for further residential and rural development. While only four are numbered on the Map of Areas for Proposed Development, the subject site is located within the area circled as a Proposed Development Area. The potential development is therefore signalled although has not as yet been carried into statutory documents.

The subdivision of the site could result in 18 lots, by reference to the standard Rural 1 subdivision provisions. However, this would not enable the more efficient provision of housing across this sector in a location that serves both Rotorua and Tauranga. It also addresses issues of water quality and indigenous vegetation restoration supported by regional and district plan objectives and policies.

Anything else?

Please write your answer here:

The project will support the provision of residential choice and job creation within the Rotorua District which is essential to the social and cultural wellbeing of the people of the District, now and in the future. The Rotorua District has been identified as experiencing a housing crisis, including the provision of emergency housing, which can only be addressed by a response across the housing sectors. The lack of a suitable range of residential environments restricts some companies from relocating to the district and therefore job opportunities are being lost. The lack of choice leads to some people employed in the District commuting from Tauranga/ Papamoa which is neither sustainable or beneficial for current and future generations. The proposed development would provide additional employment and increase the range of new housing in the study area. The project would have a positive impact on the social and cultural well-being of current and future generations by increasing the housing supply within the study area, which will place downward pressure on house prices.

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:

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 enforcement actions have been taken against the applicant by any entity with enforcement powers, nor any non-compliance identified.

Load your file here:

No file uploaded

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:

Stuart Milsom

Important notes