

Response ID ANON-URZ4-5F1Y-T

Submitted to Fast-track approval applications
Submitted on 2024-05-03 10:33:18

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Brunner Builders Limited

2 Contact person

Contact person name:
Russell Robinson

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:

s 9(2)(a)

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

Yes

Organisation:
Anderson Lloyd

Contact person:
Kelsey Barry

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Associate

Please enter your service address:

s 9(2)(a)

Section 1: Project location

Site address or location

Add the address or describe the location:

The Site is comprised of two titles north of the Moana township as follows:

(a) Lot 1 DP 2820, title number WS5D/378; and

(b) Part RS 3806, title number WS5D/379.

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Moana North Site.pdf was uploaded

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

Yes

upload file:

NZ Titles LINZ RT Search With Diagram - RT WS5D378-9.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Brunner Builders 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:

Brunner Builders Limited is the applicant and registered proprietor of the land, meaning they are legally entitled to undertake the work required for the project.

Section 2: Project details

What is the project name?

Please write your answer here:

Moana North.

What is the project summary?

Please write your answer here:

The Moana North Development is a high amenity, comprehensively designed, residential development providing up to 200 residential units of ranging allotment sizes directly north of the Moana township. The Moana North Development includes designated greenspace, including waling/cycling network, and a commercial village centre catering to those residences.

What are the project details?

Please write your answer here:

The Moana North Development is a 26.7ha development comprising up to 200 residential lots, a commercial village (1.27ha), a pedestrian/cycling network, onsite stormwater treatment (including the recreation/rehabilitation of wetlands) and the retention of indigenous fauna adjoining the neighbouring reserve. The purpose of the project is to provide additional housing supply through a comprehensively designed development that respects and enhances the environment within which it will be situated, in order to contribute to a well-functioning and desirable urban environment.

More specifically, residential lots will range from 300m² up, with an average residential lot size of 1000m². Larger lots will border the western aspect of the Site, allowing for greater retention of indigenous fauna, with protection of indigenous fauna in place in the north-west and south-west corners of the Site. This also pays tribute to the landscape values of the adjacent Moana Scenic Reserve. Flexible densities allow for site specific solutions and also offer an attractive diversity to the development by avoiding the 'cookie cutter' character and instead allowing the development to provide continuation of the Moana township character.

The commercial village centre will service the residences in the development, without detracting from the Moana township town centre, which is scenically located in close proximity to Lake Brunner. The commercial village centre will also provide an additional employment base for permanent residents.

Access to the development will be achieved through two intersections from Arnold Valley Road, providing a safer and more visually appealing solution than what could be achieved under existing planning instruments – where multiple driveways could directly access Arnold Valley Road. A pedestrian/cycling network will weave through the development, interspersed amongst the existing stream network on the site and providing a connection to the Moana Scenic Reserve to the west of the Site.

Onsite stormwater treatment will provide the opportunity to relocate and/or rehabilitate swamp areas and will work with the green/open space network created with the existing streams and walking/cycling network.

Potable and firefighting water supply will be through onsite water collection, with the potential to include a pipe network should a reticulated system become available. Several viable options are available for wastewater, including both upgrade and connection to the existing reticulated system, onsite treatment (either individual or community) or a combination of those options. Waterwater design will be confirmed during the detailed design phase, which is usual for these types of development.

Preliminary and Detailed Site Investigations have been undertaken and concluded that subdivision and development can be undertaken from a contaminated land perspective. A Geotechnical assessment has also been undertaken to ensure geotechnically suitability.

The project has been informed by advice from a range of consultants who have prepared expert assessments, including a planner, ecologist, landscape architect, transport engineer, three-waters engineer, environmental scientist, engineering geologist and lawyer.

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

Please write your answer here:

As indicated above, the Moana North Development proposal has been developed through considerable expert assessment and direction. The project will be developed in one stage, commencing as soon as approvals are received.

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

Please write your answer here:

Subdivision and land-use consent under the Resource Management Act 1991 (including consents pursuant to the National Environmental Standards for Freshwater and National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

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

Please write your answer here:

Grey District Council and the West Coast Regional Council.

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

Please write your answer here:

A private plan change request to the West Coast Regional Council and Grey District Plan, currently on hold.

A rezoning request via submission on the proposed Te Tai o Poutini Plan, hearing allocated for the end of July. Links to the technical assessments for planning (including Section 32AA Evaluation), ecology, landscape, transport, services, geotechnical and contaminated land can be found here: <https://tppp.nz/rural-zone-policies-general-rural-zone-and-rural-lifestyle-zone-and-settlement-zone-and-its-precincts-excluding-the-franz-josef-area/>

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

No

Please explain your answer here:

The applicant is the registered proprietor.

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

Please write your answer here:

As demonstrated with our project description, development feasibility has been undertaken and confirmed. The next stage will be detailed design, followed by presale of sections, site works, issue of titles and construction. Brunner Building intends to lead construction. The project will commence as soon as approvals are received, with construction speed (and therefore completion) being dependent on funding/pre-sales. With sufficient funds available for contractors, constructions periods can be as efficient as 24 – 48 months.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

West Coast Regional Council and Grey District Council.

Ngāti Waewae.

Department of Conservation.

Adjoining and adjacent landowners: Kelly Lindsay Rush and Phillipa Joy Rush (22 Harper Place); Stephanie Jane Prosser and Nicholas Mark Tranter (20 Harper Place); Jo-Anne Rose Goldsmith, Matthew Glen Gordon and New Zealand Trustee Services Limited (18 Harper Place); Brendan Wayne Falloon and Cushla Rose Falloon (16 Harper Place); Marc Wayne Bartram, Lauren Eve Beynon-Bartram and Shelly Evelyn Galbraith (14 Harper Place); Kendons Trust Services (McAlister) Limited, Darin Tracy McAlister and Emma Maree McAlister (12 Harper Place); Jolene Angela McCurrie and Sean David McCurrie (10 Harper Place); Patrick James Brownlee, Susan Gerarda Brownlee and Craig Peter Phillips (8 Harper Place); Christopher Leslie Dodd (2152 Arnold Valley Road); Lake Brunner Service Centre and Storage Limited (2137/2157 Arnold Valley Road); Kelly Jane Hill and Michael Terrance Hill (2133 Arnold Valley Road); James Philip Southorn (Lot 3 DP303895).

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:

A Cultural Impact Assessment has been obtained assessing impacts on Ngāti Waewae. Feedback received through the Cultural Impact Assessment has driven assessment of the services, in particular the feasibility of the stormwater and access to reticulated wastewater treatment, and the retention of areas of indigenous biodiversity.

Consultation with the West Coast Regional Council/Grey District Council has been undertaken through the private plan change process. This consultation has contributed to the proposed roading network within the development, services and the proposed treatment of the ex-landfill on the site.

The site has been notified in the proposed plan for the West Coast for residential activity (as a lesser density than proposed) and all members have had an opportunity to submit through that process. We are not aware of any submissions made in opposition to the planned 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:

The Ngāi Tahu Claims Settlement Act 1998 applies to the Ngāi Tahu Rohe, of which the site is included.

The significance of Kōtukuwhakaoka/Lake Brunner to Ngāti Waewae as mana whenua, and the entire Ngāi Tahu iwi is recognised in statute. The Crown has acknowledged the statements made by Ngāi Tahu relating to the cultural, spiritual, historic and traditional association of Ngāi Tahu with this area. Schedule 25 of the Ngāi Tahu Settlement Act 1998 records the statutory acknowledgement for Kōtukuwhakaoka/Lake Brunner.

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:

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Section 5: Adverse effects

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

Please describe:

Adverse effects have been comprehensively assessed in the context of the plan change/rezoning applications, with the overall conclusion that there is no impediment to subdivision and development of the Site as proposed. In particular:

- **Cultural:** A Cultural Impact Assessment was undertaken with respect to impacts on Ngāti Waewae. Areas addressed included three waters and indigenous biodiversity. As detailed above, several options are available for services and detailed design will be undertaken to confirm the most suitable option. Indigenous biodiversity is addressed below.
- **Ecology:** An Ecological Impact Assessment has been undertaken which includes recommendations around the retention of certain areas/levels of indigenous vegetation along the west of the Site. In addition, riparian buffers will enhance onsite streams and work to provide a scenic walking/cycling trail connecting to the Moana Scenic Reserve. Wetlands modification and enhancement is expected as part of the stormwater treatment system. The recommendations from the Ecological Impact Assessment have informed the design of the proposal, such that any effects on indigenous biodiversity have been managed to an acceptable level.
- **Landscape:** A Landscape Report was commissioned, which identified that the key landscape values are through a continuation of the Moana Scenic Reserve values into the Site. Those landscape values are therefore inherently linked to the indigenous vegetation on Site, and management of effects on indigenous vegetation in turn manage landscape effects. In addition, the Site already has a modified character, and any further modification will be mitigated through the open space network (streams and walking/cycling tracks along with stormwater management areas). A landscaping buffer is proposed along sections of Arnold Valley Road to ensure the Moana Scenic Reserve values are not disturbed. The retention of certain areas/levels of indigenous vegetation and the landscape buffer act to ensure that any effects on landscape are managed to an acceptable level.
- **Traffic:** An Integrated Transport Assessment has informed the design and layout of the access and internal road and walking/cycling layouts. The Integrated Transport Assessment concludes that the design and layout proposed 'could result in more manageable transportation effects' than under the operative district plan and that 'the two new intersections proposed on Arnold Valley Road and the wider external network would not suffer adverse effects in terms of transportation efficiency, safety and amenity.'
- **Contaminated Land:** A Preliminary and Detailed Site Investigation has been undertaken on the Site due to the prior use of a small part of the Site as a landfill. This area of the Site is not presently proposed for development.
- **Geotechnical/natural hazards:** The Site is not subject to any natural hazard overlays in the district planning instruments, and the Geotechnical Investigation Report does not identify any previously unidentified natural hazard risks, or any impediments to development.

Access to technical assessments here:

<https://tppp.nz/rural-zone-policies-general-rural-zone-and-rural-lifestyle-zone-and-settlement-zone-and-its-precincts-excluding-the-franz-josef-area/>

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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:

- **NPS-UD:** The Moana North development gives effect to the NPS-UD and promotes a well-functioning urban environment. Comprehensively developing this Site through the subdivision and land-use consent proposed provides a preferable outcome to ad hoc development.
- **NPS-IB:** The NPS-IB applies to areas of indigenous biodiversity on the Site. The avoidance, remediation and mitigation measure proposed for the Moana North development are assessed as giving effect to the requirements of the NPS-IB.
- **NPS-FM/NES-F:** Some of the wetlands on the Site have been identified as 'natural inland wetlands' of low significance. The proposal to enhance wetlands better gives effect to the freshwater national direction on wetlands that would be achieved through the status quo.
- **NES-CS:** A previous landfill is identified on the Site and is not presently proposed for development. Should this change, resource consent on a controlled

basis will be required. The proposal has accordingly applied the NES-CS and is consistent with it.

No other national direction instruments 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:

Yes. Brunner Builders purchased the land in 2020 with the intention to develop it. Since that time, numerous technical consultants have spent a significant amount of time and money to construct a development proposal fitting with the various features of the Site and addressing the planning road blocks. An application for a private plan change was made to Grey District Council, only to have the Te Tai o Poutini Plan notified, and a change in tact required in order to seek a rezoning pursuant to this process. This process is still in the infancy stages, with hearings not expected to be completed until later this year, with recommendations, decisions and an appeal process to follow. This could take many years, and/or be put on hold once the proposed future RMA reforms are progressed.

Access to the fast-track process will allow my involvement across all of these untimely and inefficient processes to cease, and instead for the subdivision and land-use consents to be achieved in one go.

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

Please write your answer here:

The Moana North project will demonstrate that the fast-track process can efficiently address the housing crisis, as touted, while also respecting the environment. In particular, the Moana North development provides significant housing supply in the context of the Moana township, while also maintaining areas of indigenous biodiversity and promoting the recreation/rehabilitation of wetlands that actually have value – rather than allowing insignificant swamps to stifle development. In this regard, the Moana North development can act as an example of the efficiency of the fast-track process in action.

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

Other

Please explain your answer here:

Not specifically, but housing supply generally has been identified both at central and local government as a priority. The West Coast in particular requires growth, and in that regard has the ability to alleviate housing pressure across New Zealand.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

No.

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 increase the supply and density of housing on land earmarked for residential development, thereby addressing housing needs. In addition, the residential development in conjunction with its commercial village centre and the treatment of natural features (indigenous biodiversity, 'wetlands', streams and the open space network), will contribute to a well-function urban environment.

During my years in Moana I have seen significant growth, to the point that there is now a shortage of rental accommodation and land available to build on. There is a current demand for housing in Moana, and this demand is expected to increase in the coming years. With an established school and medical centre, and proximity to Greymouth, Moana has potential for more permanent residents if it had more housing stock, and will also continue to grow as a tourist hot spot. Market Assessment completed by Harcourts Grenadier this March has confirmed that demand is very high in Moana, both for smaller sites and sites up to 1000m². The price range of these properties is also considerably higher than other areas of the West Coast catering to a market of people willing to pay more for the scenic location as the move out of the over capacity parts of New Zealand. In my opinion, Moana development capacity (albeit on the smaller scale at the outset while it is further established) can and will contribute to the national housing shortage as people look for attractive places to relocate to that are not oversaturated, dense or at risk of natural hazards.

The Moana North development is regionally unique in that it provides residential capacity, commercial servicing through the village centre and enhancement to the natural environment – making it enticing to potential purchasers. Commercial servicing provides convenience and employment opportunities while retention of vegetation and values of the Moana Scenic Reserve, diversity in lots size, and open space networks with riparian planting, wetland enhancement and pedestrian/cycle access contribute to the Moana character and wider environment of Lake Brunner and surrounding mountains. The transport layout proposed (including the walking/cycling track) is an improvement on what can presently be achieved under the operative planning instruments and positively contribute to the well-function urban environment of Moana, and also Greymouth.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The construction phase of the development will provide significant economic benefits for Moana township and for the wider district, particularly Greymouth. Following construction, the housing availability and settlement centre will provide ongoing economic benefits to Moana township and Greymouth, with some commuting to Greymouth for employment expected. There is significant growth in new mining in the Grey district and region, and there will be a shortage of housing to accommodate employees and visiting families to the area.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

Locating more dense residential development on this Site will mean productive land can be reserved for agricultural purposes. Very little land in the West Coast is covered by the National Policy Statement on Highly Productive Land, so that instrument cannot be relied on to protect productive land – active allocation of residential development away from productive land is required. The Site is too small and too close to Moana township to be utilised for agricultural activity other than grazing support.

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

Yes

Please explain your answer here:

Locating more dense residential development on this Site will mean productive land (including land to be utilised for mineral extraction) can be reserved for that purpose.

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?

Yes

Please explain your answer here:

The project provides inland housing capacity in an area not at risk of natural hazards, without cutting into the region's limited productive land or abundant indigenous biodiversity.

The nature of the West Coast is that housing and urban areas generally have been clustered along the coast, making them susceptible to coastal hazards and rising sea levels. Given the extent of indigenous forest on the West Coast, and the limited productive land available, inland land available for residential (and urban more generally) development is considerably limited. Risk of natural hazards, national direction around preservation of indigenous biodiversity and limited availability of agricultural land, make many other areas of the West Coast unviable for residential and urban development. Expansion of Moana through the Moana North development will assist in the short-term with the New Zealand housing crisis by providing housing at an in-demand location proximate to new employment opportunities in Greymouth (such a recently consented mine), and in the longer-term can assist with housing supply when coastal retreat will be required to adapt to climate change.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

As detailed above, the project contributes to the national housing crisis solution, whilst maintaining areas of indigenous biodiversity.

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

Yes

Please explain your answer here:

The Site has been identified for residential development in the notified Te Tai Poutini Plan, having previously been zoned rural. Rural zoning for this Site is acknowledged to be out of date by the new notified zoning, which the project is consistent with – albeit at greater density to enable a more well-functioning urban environment. The planning section 32AA has also concluded that the proposal (as a rezoning) will give effect to the West Coast Regional Policy Statement.

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:

The Moana North Development provides risk-free residential development outside of any mapped natural hazard areas (i.e. outside flood plains and identified earthquake hazard/land instability risk areas).

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:

Not applicable - no compliance history.

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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:

Russell Robinson

Important notes