

Response ID ANON-URZ4-5FMU-J

Submitted to Fast-track approval applications
Submitted on 2024-05-01 13:09:08

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Pieter Dirk Sieling

2 Contact person

Contact person name:
Dirk Sieling

3 What is your job title

Job title:
Landowner

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:

PO Box 336
Whitianga 3510

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

Not Answered

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:

142 Moewai Road
Whitianga

File upload:
Site Plan.pdf was uploaded

Upload file here:

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

Yes

upload file:

1155813_Title_Search_Copy.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Pieter Dirk Sieling and Katherine Jane Sieling

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 is the owner of the land

Section 2: Project details

What is the project name?

Please write your answer here:

Moewai Affordable Housing

What is the project summary?

Please write your answer here:

To provide affordable housing for the East Coast of the Coromandel Peninsula adjacent to the Whitianga township

What are the project details?

Please write your answer here:

There is an acute shortage of affordable housing in the larger Mercury Bay area. This proposal aims to address that by rezoning approximately 50 ha of flat land which adjoins 15.9 ha of industrial zoned land below the foothills of Mercury Bay. Development would involve public roading infrastructure, provision of 3 waters infrastructure (the Whitianga sewage treatment plant and water plants are nearby). Provision of a public walk and cycle way that would eventually provide a link to the beach once a neighbouring property gets developed.

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

Please write your answer here:

1. Rezone the land by 2025
2. Obtain Resource Consent by 2027
3. Develop in 5 stages of 10 ha each starting 2028
4. Finish project 2035

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

Please write your answer here:

Resource Management Act 1991

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

Please write your answer here:

Thames-Coromandel District Council

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

Please write your answer here:

The adjoining industrially zoned land was subject to a boundary adjustment which as approved and completed, a copy of the consent and new title can be made available if required.

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

Yes

Please explain your answer here:

Thames-Coromandel District Council

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

Please write your answer here:

1. Rezone the land by 2025
2. Design and Obtain Resource Consent by 2027
3. Develop in 5 stages of 10 ha each starting 2028
4. Finish project 2035

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

TCDC
Ngati Hei

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:

The project has been discussed with the TCDC Mayor who acknowledged the need for affordable housing and agreed that the land was in principle suitable.

The project was received with enthusiasm by Ngati Hei with a verbal indication of its full support. Written support can be obtained if required.

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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:

None

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 nearby treaty settlement lands. There is a nearby Pa site across the river from the proposed development. This Pa has been protected with a QEII covenant with the support of Ngati Hei.

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?:

As above, there is a Pa site but it is on private land.

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:

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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 is currently in pasture. It may require to be raised to conform to Council sea level rise requirements. There are drains but no wetlands or rivers. Improved drainage may incur some environmental effects

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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 project may be affected by the NPS on high productive land as it is currently part of a dairy farm

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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:

Rezoning is a costly and time consuming process as is the Resource Consent process. Although there are few immediate neighbours, some may not like the idea of seeing houses rather than cows.

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

Please write your answer here:

It will reduce the opportunities for a lengthy and costly public notification process with endless litigation to follow.

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

Not Answered

Please explain your answer here:

Not as yet, but as stated above it is on the TCDC radar.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

There is a severe affordable housing shortage on the Coromandel East Coast

Will the project:

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

Please explain your answer here:

This housing development will adjoin the industrial area in Whitianga and being at the back of the Mercury Bay alluvial planes is the furthest away from the beach. Hence it will not be as desirable as properties closer to the beach and as a result section prices are expected to be well below current values in town. A walking and cycling path will be created to link to an adjoining property which once developed will complete the path to the beach allowing for a circular route. Also a road access to the same neighbouring property will eventually provide a bypass of the State Highway and airfield. Green spaces will also be provided for.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Mercury Bay has a chronic worker shortage due to a lack of affordable accommodation. This development will assist in relieving that shortage. Also the development itself will provide many jobs for contractors and builders.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

As above. There is a mussel processing factory very nearby that is always short of workers, as is a nearby kina processing plant. The cost of housing is a significant factor in the lack of available employees

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

No

Please explain your answer here:

This project is not related to extraction of natural resources

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

Yes

Please explain your answer here:

By building more sustainability focused houses

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

Yes

Please explain your answer here:

Housing will be provided that allows for sea level rise.

Will the project address significant environmental issues?

No

Please explain your answer here:

It is likely to mitigate some flooding but currently there are no other significant environmental issues to be addressed.

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

Yes

Please explain your answer here:

TCDC's District Plan states where development should not occur North and South of Whitianga. This proposal is within the designated area where development is proposed to occur

Anything else?

Please write your answer here:

It took 7years and considerable funds to get the industrial zoning approved. It is hoped that this process will not take as much time. By applying for approval under 2B it is anticipated that more documentation can be provided if required while the project is in a holding pattern

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:

Climate change may result in rising sea levels which may affect the required floor heights above sealevel. Having said that the design will allow for sea level rise whilst also mitigating the currently minor flooding issues.

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 never been subject to enforcement actions by any entity with such 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:

Dirk Sieling

Important notes