

Response ID ANON-URZ4-5FYW-Z

Submitted to Fast-track approval applications
Submitted on 2024-05-02 11:33:38

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
The Proprietors of Muriwhenua Incorporation.

2 Contact person

Contact person name:
Mark Vinall

3 What is your job title

Job title:
Director/Planner

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 91562
Victoria Street
Auckland 1142

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

No

Organisation:
Tattico Limited

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 entire land parcel is legally described as Te Hāpua 42 and is situated near Parengarenga Harbour in Te Hāpua. The 5,875ha landholding covers the inner reaches of Parengarenga Harbour to Takapaukura Bay and to the coast north of North Cape. The Muriwhenua land is shown in Diagram 1 in Attachment A.

The title identifier for the landholding is 517692 and the legal description is the Te Hapua 42 Block.

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Attachment A - Diagram 1 Location Plan (2).pdf was uploaded

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

Yes

upload file:

Muriwhenua Incorporation Block Details.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Muriwhenua Incorporation is a Māori Incorporation, regulated under Te Ture Whenua Act 1993 and has a shareholder base of 3800 including both individual shareholders and Whanau Trusts.

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 and is able to undertake the work required for this project.

Section 2: Project details

What is the project name?

Please write your answer here:

Ngā Piringa

What is the project summary?

Please write your answer here:

To provide a minimum of 160 affordable houses and supporting civil infrastructure for the Muriwhenua iwi clustered together in village type development within 12 potential housing development areas.

What are the project details?

Please write your answer here:

Muriwhenua seek to utilise their land holdings to house the Muriwhenua community at Te Hāpua and to facilitate and support the opportunity for the economic development of their landholding. The project is for the benefit of their iwi, to advance cultural, social and economic objectives.

The Te Hāpua community currently houses approximately 200 people. The current housing does not meet the housing needs of the Muriwhenua community and is located within an area identified for sea level rise risk.

The project seeks to construct a minimum of 160 affordable, healthy houses, clustered in a village arrangement, to meet the housing need of the iwi. Twelve potential housing development areas have been identified based on the following criteria:

- Accessible from Te Hapua Road.
- Suitable gradient for residential development.
- Avoid existing flood plains.
- Can be serviced by on-site infrastructure.

Preliminary site investigations have been carried out for housing in Area 1, which have been used to help inform this application.

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

Please write your answer here:

The Muriwhenua development will have multiple stages and consist of 160 units. These will be constructed in 4 consecutive stages. All 160 units will be completed by 2030.

- Stage 1 - 20 residential units
- Stage 2 - 40 residential units
- Stage 3 - 50 residential units
- Stage 4 - 50 residential units

Completion is forecasted to be 2030.

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

Please write your answer here:

Resource Management Act 1991:

- The land is located within the Far North District Council and Northland Regional Council. Discretionary and/or non-complying activity resource consents are required under the Resource Management Act, 1991 depending on the final location of the housing.

Heritage New Zealand Pouhere Taonga Act 2014:

- Archaeological authorities are potentially required, given the large number of archaeological sites recorded across the landholding.

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

Please write your answer here:

Far North District Council and Northland Regional Council.

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

Please write your answer here:

No resource consent applications have been lodged for the project.

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

No

Please explain your answer here:

No other approvals are required.

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

Please write your answer here:

The applicant has advised that the proposal is construction ready, subject to obtaining resource consents, building consents and engineering plan approvals (EPA). The consultant teams who will prepare the required information have been appointed and, should the project be successfully listed by the Ministers, the consultant team will immediately commence the preparation of the resource consent application.

The key project milestones are as follows:

- Prepare resource consent application documentation: Mid-2024 – Late-2024
- Fast track resource consent processing and decision: Late 2024 – Early 2025
- Prepare engineering and building consents (enabling and building works): Early- 2025 Engineering and building consent processing and decisions: Mid -2025 – Oct 2025
- Site enabling works including bulk earthworks, and infrastructure: Commencing Oct-2025
- Construction: Commencing Oct 2025
- Completion: 2030

In regard to procurement, Muriwhenua Inc. has well established relationships with all consultants who will likely be appointed to complete the detailed design of residential units for building consents for the new buildings.

Finance is in place for part of the project for site investigations and concept design. Muriwhenua will seek further funding for the project. Project costs incurred by Muriwhenua Inc will include but are not limited to:

- Legal costs
- Design and consenting costs
- Constructions costs
- Sales and marketing costs
- Funding costs.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The following persons are affected by the project:

- Te Hiku o Te Ika Marae
- Far North District Council.
- Northern Regional Council.
- Heritage New Zealand (if an archaeological authority is required).

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:

Preliminary discussions have taken place with the Far North District Council. The Council is supportive of and encourages provisions of Māori housing, although acknowledges that the existing and proposed provisions in the Operative and Proposed District Plans may not have the most appropriate thresholds to enable Māori housing.

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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:

No process under the Public Works Act is required.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

None.

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?

Yes

If yes, what are they?:

Te Hapua 42 (Muriwhenua Incorporation).

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 anticipated adverse effects of the project on the environment are summarised below (noting that these are based on preliminary investigative specialist reports for Area 1 and a full assessment of effects has not yet been prepared for the project). A copy of the Housing Development Areas is attached.

Residential scale and intensity:

The Muriwhenua land parcel is zoned General Coastal Zone in the Operative District Plan with the Te Hāpua settlement zoned Coastal Residential and Coastal Living Zone. Parts of the landholding are also subject to Outstanding Natural Features, Sites of Cultural Significance and Outstanding Landscapes Overlays.

Under the Proposed Far North District Plan, the land is zoned Māori Purpose Zone and is subject to numerous overlays, including Sites and Areas of Significance to Māori, Coastal Environment, Outstanding Natural Landscape, Outstanding Natural Feature, High Natural Character, Outstanding Natural Character, and Coastal and River Flood Hazards. The broader landholding also has significant recorded archaeological sites with a high concentration of approved NZAA sites.

The project provides for clustered housing at a higher density and with smaller site sizes than the current zoning permits, which is for low-density housing. The combination of the various District Plan Overlays and National Policy Statements (including indigenous vegetation and wetlands) and natural hazards places significant limitations on the area of land that can be developed for residential purposes.

The land areas have been chosen as being favourable house development sites as they have good road access, have a manageable topography, and are not constrained by flooding or coastal inundation. They can also be serviced by on-site infrastructure. Additionally, Muriwhenua has a substantial landholding, and no subdivision of the land is proposed which is beneficial.

Visual amenity:

The General Coastal zone includes restrictive visual amenity controls limiting the size and location of buildings and structures (25m² GFA for habitable buildings). The application will assess the size, bulk, height, location and clustering of dwellings and degree to which the landscape will retain that qualities that give it its naturalness, visual and amenity values. The proposed clustering or grouping of housing development within areas of the least impact on natural character and its elements such as indigenous vegetation, landform, streams, wetlands and natural patterns is a positive environmental outcome.

Geotechnical:

The identified housing development areas are based on desktop analysis that they are suitable for residential development. More detailed geotechnical investigation will be carried out on the remaining land areas to confirm that they are suitable for residential development. Preliminary geotechnical advice has been obtained from Haigh Workman Civil and Structural Engineers for Area 1 with geotechnical investigations indicating that the proposed development area is stable, and the subsoil properties are appropriate for residential development.

Infrastructure servicing:

Work is underway to confirm the housing development can be serviced, including provision for three waters, road access, power and communications. A key aspect is to ensure there is sufficient water supply for firefighting purposes.

The housing development areas all have access from Te Hapua Road and there is existing power and telecommunication infrastructure. On-site servicing of wastewater and stormwater is proposed for the housing development, including private wastewater and stormwater networks. The preferred water supply is via drilled bore supplemented by tank stored roof caught water, with sufficient water storage to meet firefighting requirements.

Preliminary Infrastructure advice has been obtained from Maven and GWE Consulting Engineers for Area 1. The reports outline the high-level civil servicing strategy for the development of Area 1.

Water supply for each unit will be via above ground tanks. The concept plan includes two 22,500L tanks for each house. The roof caught water will likely be supplemented via bore supply, with firefighting supply via communal tanks.

The construction of a new stormwater network flows will provide a means of disposal for all impervious areas (carparks, accessways, driveways and buildings) directed via an above-ground flume to an existing overland flowpaths/stream. Wastewater disposal is proposed to be serviced by a combined community wastewater treatment system with disposal to land.

Earthworks:

The extent of earthworks, erosion and sediment control will form part of the concept design process. Earthworks for residential building platforms will be designed to reduce the likelihood of instability issues and achieve cut to fill balances where possible to minimise disposal of excess material.

Flooding and inundation:

There is no flood modelling done for Te Hapua. The existing settlement is located around the harbour and is largely low lying. The housing development areas are all well elevated and removed from any ponding/flooding. Each of the housing development areas will be assessed in terms of pre and post development overland flow.

Archaeology:

The Muriwhenua landholding has many identified archaeological sites. Once more detailed site plans are finalised, assessment to confirm whether any identified Archaeological sites are impacted will be carried out to assess the effects and determine if an archaeological authority is required for development. One of the benefits of the Fast Track process is the ability to combine the resource consent and archaeological authority processes.

Ecology:

Wild Ecology has carried out preliminary site investigations to assess and evaluate potential locations for new settlement and identify and classify

terrestrial and aquatic habitats, watercourses and conduct a rapid wetland assessment to identify and delineate 'natural inland wetland' areas within the wider site boundaries.

Wild Ecology has also prepared an Ecological Report for Area 1 noting it is a site of lower ecological value and significance having been historically cleared and utilised for agricultural production purposes.

Development in this area would enable housing development while limiting the potential adverse ecological effects which can be addressed through comprehensive ecological management and mitigation principles.

Management actions can be conditioned to minimise potential adverse ecological effects associated with development proposal on the habitats and species likely present in the immediate surrounds.

Upload file:

Housing Development Areas.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 following is a summary of the relevant National Policy Statements (NPS) and National Environmental Standards (NES).

National Policy Statement on Freshwater Management 2020 (NPS-FM):

The NPS-FM objectives and policies endeavour to ensure that natural and physical resources are managed in a way that prioritises the health and well-being of water bodies and freshwater ecosystems first, followed by the health needs of people, and then the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Natural streams and wetlands are located within the Muriwhenua landholding. Development is proposed outside these, protecting and enhancing the existing freshwater network within the catchment, in line with the anticipated outcomes of the NPS-FM.

National Policy Statement on Indigenous Biodiversity 2023 (NPS – IB):

The NPS-IB requires the identification of Significant Natural Areas (SNA's) in Council's planning documents and their consideration where they are affected by subdivision, use and development. The Far North Proposed District Plan includes areas of

The Far North District Council has identified Significant Natural Areas in the Proposed District Plan which include indigenous vegetation removal thresholds. The development of housing is likely to require some vegetation removal given there are extensive areas of regenerating kanuka bush. These matters can be addressed in the application process.

National Policy Statement for Highly Productive Land 2022 (NPS-HPL):

The NPS-HPL seeks to ensure the availability of New Zealand's most favourable soils for food and fibre production. The identified housing sites are classified as LUC Class 6 soils which are not highly productive.

New Zealand Coastal Policy Statement 2010:

While construction activities have the potential to result in stormwater runoff, sedimentation and contaminants entering the coastal environment, those pathways are able to be appropriately mitigated through the implementation of relatively standard management plans and standard conditions of consent. Accordingly, the Project does not conflict with the NZCPS or HGMPA.

The physical construction of the activity will therefore not impact the coastal environment.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011:

The NES for Managing and Assessing Contaminants in Soil to Protect Human Health may be relevant to the Project if there are areas of historic use involving known contaminants. This will be location dependent and can be addressed in the application process.

National Environmental Standards for Freshwater 2020 (NES F):

The NES-F seeks to regulate activities that pose risks to the health of freshwater and freshwater ecosystems. It is not anticipated that development will not trigger standards of the NES-F, recognising that it is proposed to protect the stream and natural wetland ecology.

National Environmental Standard for Sources of Human Drinking Water:

The NES-DW sets requirements for protecting sources of human drinking water from becoming contaminated. This will be relevant to the on-site potable water supply solution to ensure a healthy standard of drinking water.

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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 consolidation of district, regional and archaeological authority consents into a single process will reduce costs and time (both in preparing applications and processing costs and time) avoiding the need to obtain multiple consents through different consenting authorities. Given that the Project is anticipated to be delivered in stages, this potential consenting time and cost saving over the Project lifetime is significant to Muriwhenua, particularly in the context of providing an affordable housing product. In addition, the Far North District Council's resources are stretched, compounded by the response to the cyclone and flooding events experienced in Northland.

The other key benefit is that the process is more efficient for stakeholders. Undertaking stakeholder engagement in an all-inclusive way through the Fast Track Approvals process is deemed an efficient process for a project such as this. Stakeholders will have certainty as to process and the outcomes being sought, recognising multiple approvals may be required to give effect to the proposal. This is a much more efficient approach than breaking down engagement into smaller parts, which would take considerably more time, and provide less certainty for those involved.

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 for residential housing and infrastructure construction with known environmental effects that can be mitigated and managed through conditions of consent. 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:

No

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

The project will not deliver infrastructure per se, however in the context of the population of the Far North and housing crisis the project has regional significance. The need for an increase in the supply of affordable, healthy housing in the Far North is identified as a priority in the Far North District Council's development of a Housing Strategy for the district to enable more houses to be built.

Will the project:

increase the supply of housing, address housing needs

Please explain your answer here:

The Project increases the supply of housing and addresses housing need. In the context of the Far North, the project is significant to the region, delivering up to 160 affordable houses for whanau, in an area of the region that has low housing supply and high housing demand, is remote, susceptible to natural hazards, and poorly served by infrastructure and amenities. The Far North District Council Housing Strategy scope identifies the following housing need in the Far North:

- 480 applicants on the Public Housing Register as of March 2023, an increase from 90 in March 2018.
- 15.5 per cent of the population in the Far North living in overcrowding situation. For Māori overcrowding in the Far North is 27.6 per cent.
- The Public Housing Plan found Northland has the worst quality housing in NZ.
- The New Zealand Index of Deprivation shows Far North as having a high deprivation level.
- Far North district has a housing affordability index of 6.6 which is defined as severely unaffordable.
- Can you include a point around the existing Te Hapua settlement is at risk of flooding with rising sea levels, so this project helps move those residents to a more stable, long-term settlement.

The housing project meets a significant regional need to increase the supply of housing in an area of identified need.

The Project includes the following additional benefits:

- The housing development can be fully serviced by on-site infrastructure. The proposal will provide appropriate self-funded on-site infrastructure, with Muriwhenua undertaking all infrastructure works to ensure the land is developed efficiently and at no cost to the ratepayer.
- The provision of clustered papakainga housing makes efficient use of land, reduces infrastructure and servicing costs to provide a more sustainable and environmentally friendly development typology.
- The Far North District Council's funding and budgets are constrained and have been significantly impacted by the COVID-19 pandemic, cyclone and weather events. Muriwhenua is able to undertake this housing development without reliance on Council for infrastructure servicing while meeting the Council's development and engineering standards.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will deliver significant economic benefits to Muriwhenua. The provision of housing for whanau will support the wider economic development of the Muriwhenua landholding through forestry and tourism, enabling the iwi to become more self-sufficient and provide for their economic, social and cultural well-being.

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:

The project supports climate change mitigation through the development of new housing in locations that are not susceptible to sea level rise.

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

Yes

Please explain your answer here:

The project supports adaptation and resilience from natural hazards through the provision of housing in areas outside identified flood plains.

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 local and regional planning documents in terms of providing for papakāinga on Māori land, albeit in a clustered housing model rather than a more dispersed, low-density housing model anticipated in the planning documents.

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 potential land areas for housing development project have been selected to avoid land subject to sea-level rise, flooding, inundation, and natural hazards.

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:

Muriwhenua Inc has not been the subject of any enforcement action or other “failure to comply” measures taken under the Resource Management Act or any other legislation, or by any other authority.

Load your file here:

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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:

Mark Vinall

Important notes