

Response ID ANON-URZ4-5FG1-8

Submitted to Fast-track approval applications
Submitted on 2024-05-03 13:44:10

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Dominion Developments Ltd

2 Contact person

Contact person name:

s 9(2)(a)

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?

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:

26 King Street, Ngāruawāhia

The property is located on the urban fringe of Ngāruawāhia township and held under one Record of Title (SA53B/387) with a total area of 2.8138ha. It has been zoned General Residential under the operative and proposed Waikato District Plan, and was captured under Variation 3 (Enabling Housing Supply) to receive Medium Residential Density Standards.

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

Yes

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Who are the registered legal land owner(s)?

Please write your answer here:

s 9(2)(a) Holdings Ltd

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:

Although registered under different name, the applicant (Dominion Developments Ltd) is the land owner of the land/property.

Section 2: Project details

What is the project name?

Please write your answer here:
Ngāruawāhia King Street Residential Development

What is the project summary?

Please write your answer here:

The Project is to deliver a comprehensive residential development at 26 King Street of mixed housing typology and amenity / aesthetic value in Ngāruawāhia.
The property is zoned General Residential, and should the Medium Density provisions be approved, the Project can deliver 70 homes. The Project is committed to ensuring a number of the homes in the development will be affordable.

What are the project details?

Please write your answer here:

The purpose of the Project is to deliver a comprehensive residential development at 26 King Street of mixed housing typology and amenity / aesthetic value in Ngāruawāhia.
The objectives are:

- Provide Affordable Homes
- Be Commercially Feasible
- Apply the principles of Te Tiriti o Waitangi
- Contribute to the well-being of Ngāruawāhia / Waikato district
- Deliver positive environmental outcomes and local amenity

Alongside obtaining resource consents, a key activity is working with mana whenua, the community and local businesses, and the Waikato District Council to inform the design and delivery of the Project. It is envisioned that on completion of construction, there will be homes available and a continued extension of the Ngāruawāhia township.

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

Please write your answer here:

Upon obtaining resource consent(s), the Project will be delivered over 2 stages.

- Stage 1 (2026)
This stage will likely be the construction of services and build of 20 new homes obtaining access off the extension of Queen Street road/entrance.
- Stage 2 (2027 – 2028)
It is anticipated that the construction of services and build of 50 new obtaining access off the extension of King Street road/entrance.

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

Please write your answer here:

The approvals sought are resource consents under the Resource Management Act 1991.

Waikato District Council

- Land Use consent under the operative and proposed Waikato District Plan to construct multiple housing in the Rural Zone ;
- Subdivision consent under the operative Waikato District Plan to subdivide in the Residential Zone ;

Waikato Regional Council

- Land Use consent for a Discretionary Activity to undertake earthworks (soil disturbance)
- Discharge of Stormwater (includes quantity and quality) to land a Discretionary Activity

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

Please write your answer here:

Waikato District Council and Waikato Regional Council

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

Please write your answer here:

A land use resource consent application has been lodged with the Waikato District Council.

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

No

Please explain your answer here:

No

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

Please write your answer here:

Stage 1 (2026)

- Detailed Design – Completed by December 2024
- Procurement – Completed by June 2025
- Funding – July 2025
- Site Works Commencement – August/September 2025
- Completion – June 2026

Stage 2 (2027 – 2028)

- Detailed Design – Completed by December 2026
- Procurement – Completed by June 2027
- Funding – July 2027
- Site Works Commencement – August/September 2027
- Completion – December 2028

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Relevant local authorities

- Waikato District Council and the Waikato Regional Council

Relevant iwi authorities

- Waikato-Tainui (Te Whakakitenga o Waikato)

Relevant Treaty settlement entities

- Waikato-Tainui (Te Whakakitenga o Waikato)

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 engaging with the Waikato District Council and the Waikato Regional Council.

No formal engagement processes have been undertaken to date, although informal introductions with 2 mana whenua groups have been performed. Should this Project be approved and listed in the new Act, formal and thorough engagement with iwi/mana whenua and local authorities will be undertaken.

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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:

There are two relevant treaty settlements in the area. These are:

- Waikato Raupatu Claims Settlement Act 1995
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

The Project is not located in a Statutory Acknowledgement Area.

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:

The property contains a total area of 2.8ha that is zoned residential but will require infrastructure extension and solutions (specifically stormwater management). It anticipated that the following effects on the environment are:

- Land Transport Network / Traffic Considerations
- Mana Whenua Values
- Archaeological Values
- Social Effects
- Provision of Services and Infrastructure Effects
- Effects on Neighbourhood Character / Local Amenity Values (includes Visual Effects)

- Effects on Ecosystems
- Geotechnical Stability
- Construction Noise and Nuisance
- Effects on Flooding and Overland Flow Paths
- Broader Community Effects
- Positive 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 relevant national policy statements are:

- National Policy Statement Freshwater Management 2020
- National Policy Statement for Urban Development 2020

Also relevant is Te Ture Whaimana o te Awa o Waikato (Vision and Strategy for the Waikato River)

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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:

Access to a faster decision-making process and certainty on limited notification of development will enable certainty on schedule of construction of multiple homes in the Ngāruawāhia community/Waikato District.

Currently the property is in-between three planning processes

- Operative District Plan – Project is in the Rural Zone
 - Proposed District Plan (Appeals version) – {Project is in the General Residential Zone
 - Variation 3 to the Proposed District Plan (Enabling Housing Supply) – Project will have access to Medium Density Residential Standards
- The independent commissioners have approved MRDS, but the decision by Council or Minister has yet to be carried out.

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

Please write your answer here:

There is no adverse impact.

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

Central government plan or strategy

Please explain your answer here:

The Project will address and deliver a response to housing supply issues in New Zealand.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Will the project:

increase the supply of housing, address housing needs

Please explain your answer here:

The Project will deliver 70 new homes in the Ngāruawāhia community / Waikato district.

Will the project deliver significant economic benefits?

Not Answered

Please explain your answer here:

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?

Not Answered

Please explain your answer here:

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

Yes

Please explain your answer here:

The Project will uphold and respond to the qualifying matters for Medium Density residential development.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The Project will uphold and respond to the qualifying matters for Medium Density residential development to reduce and minimise catchment flooding.

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 Proposed District Plan (Appeals version) and Variation 3 to the Proposed District Plan (Enabling Housing Supply) as the Project will have access to Medium Density Residential Standards.

The Project will deliver 70 new homes in the Ngāruawāhia community / Waikato district.

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:

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

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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:

James Whetu

Important notes