

Response ID ANON-URZ4-5FTC-7

Submitted to Fast-track approval applications
Submitted on 2024-05-03 14:54:05

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Quirino Ltd

2 Contact person

Contact person name:
Audrey Campbell-Frear

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:
Barker and Associates

Contact person:
Melissa McGrath

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Senior 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:

482-484 Kerikeri Road, Kerikeri, legally described as Part Lot 6 DP 25904 and Lot 1 DP 154181 and comprised of 4.3ha in area.

File upload:

Kerikeri Orangefields Location Plan.pdf was uploaded

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

Yes

upload file:

Attachment 1 - Record of Title and confirmation of Transfer.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Audrey Gale Campbell-Frear

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 registered legal land owner is Audrey Gale Campbell-Frear. Legal transfer of ownership of the project site is in process, the applicant, Quirino Ltd will be legal owner of the site by 31 May 2024.

Section 2: Project details

What is the project name?

Please write your answer here:

Orangefields

What is the project summary?

Please write your answer here:

The Project seeks to establish a self-sufficient eco-village comprised of residential housing (12 units), a productive orange orchard and a commercial activity located approximately 2km south of the Kerikeri township. The Project includes the establishment of onsite infrastructure services and access and associated works.

What are the project details?

Please write your answer here:

The Project details are as follows:

Subdivision: It is proposed to carry out a subdivision to create 12 residential allotments, commonly owned balance, productive orange orchard, commercial lot, right of ways, drainage pond and ecological area.

Commercial Activity: It is proposed to expand the existing retail activity located within the site enable a wider range of produce sales, within proposed lot 22 following the subdivision. The commercial building will be 291m² in gross floor area supported by existing outdoor seating and playground (refer to architectural plans Attachment 3) and will provide 13 onsite parking spaces, including one electronic vehicle parking and charging space, one loading bay.

Access and Parking: The site is comprised of two allotments with two existing vehicle crossings from Kerikeri Road. The proposal seeks to upgrade the eastern existing vehicle crossing and create a right of way access to provide access to all residential allotments created. Each residential unit is provided a single onsite car park, with three communal car parking spaces provided for visitors within proposed lot 20. The commercial activity is supported by 13 onsite car parking spaces with a single loading bay.

The access and parking for the proposed development is further detailed in the Transport Assessment Report (Attachment 4).

Landscaping, Connectivity and Open Space Network: Landscaping, open space network and pedestrian connections are proposed throughout the site as illustrated on the master plans and scheme plan (Attachments 2 and 3).

Ecological Restoration: The proposal includes an enhancement area which has been identified to be of ecological value and to benefit from enhancement along the stream edge as detailed in the Ecological Report (Attachment 5).

Three Waters Servicing: The servicing strategy including onsite water supply, stormwater management and wastewater disposal for the proposed development is set out in the Civil Infrastructure Report (Attachment 6).

Site Works: Several onsite buildings and structures, will be removed to establish access. A total of approximately 7,606m² of earthworks is proposed to establish access and stormwater management.

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

Please write your answer here:

Subject to consents being granted in a timely manner and uptake assumptions being in alignment with market and housing needs data, the development will commence on site in early 2025 with completion in 2027.

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

Please write your answer here:

The Project will be seeking consents under the Resource Management Act 1991 (RMA). This is likely to include district consents (land use and subdivision) and regional consents (discharge to land and earthworks). Consent is also likely to be required under the National Environmental Standards for Contaminated Land.

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 other applications have been made for the same Project and any other approval is not required.

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

No

Please explain your answer here:

As Quirino Limited owns and has full control over all the land that is the subject of this application for a referred project, it will not require approval from someone else.

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

Please write your answer here:

Subject to consents being granted in a timely manner and uptake assumptions being in alignment with market and housing needs data, the development will commence on site in early 2025 with completion in 2027.

Detailed Design/Approval 6 months November 2024

Civil Works 6 months May 2025

Obtain Titles 4 months September 2025

Building Construction 18 months March 2027

Completion 34 months March 2027

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Persons likely to be affected that may have an interest in the development are Far North District Council, Northland Regional Council and Ngāti Rēhia as Mana Whenua.

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:

Iwi Authorities

The Applicant has initiated consultation with Te Runanga O Ngāti Rēhia on behalf of Ngāti Rēhia as mana whenua of the Kerikeri area. Te Runanga O Ngāti Rēhia has scheduled meeting with the Applicant to discuss where they can support the eco-village. Due to timing of the fast track process the applicant was unable to complete an in-person hui but continues to progress with this consultation.

Local Authorities

Due to timing of the fast track process the applicant has not been able to complete consultation with Far North District Council and Northland Regional Council.

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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 works are proposed to be 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 that apply to the site or treaty settlements within proximity to the Project or to Kerikeri.

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:

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Section 5: Adverse effects

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

Please describe:

Refer to Section 5 of Orangefields FTA Application Report for full assessment of 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:

Refer to Section 6 of Orangefields FTA Application Report for full assessment of National Policy Statements and National Environmental Standards.

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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 the fast-track process will enable the Project to be processed in a timelier manner and will be more cost efficient under the normal process under the RMA because the Project will progress faster than using the alternative RMA processes.

Obtaining a consent by way of a non-complying resource consent application, with high chance of public notification, hearing and appeal under the standard RMA process is likely to take 2 – 3 years.

Obtaining consent by way of the District Plan review process and subsequent consents under the 'standard' RMA process is expected to take 3 – 4 years depending as Far North District Council does not propose to hear rezoning requests until August 2025.

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 is a relatively straightforward one. It does not raise novel issues, and the effects are known and easily quantifiable. This proposal does not involve a form of development which deviates from those earlier processes in any significant way. This suggests that the matter will be one which is relatively simple for the Panel to consider and which will not require significant resource to be allocated to it (e.g.: to engage experts to peer review assessments).

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

Not Answered

Please explain your answer here:

The Project has not been identified as a priority project in any Central government plan or strategy, Local government plan or strategy, Sector plan or strategy, Central government infrastructure priority list or any other plans.

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:

Increase housing supply and address housing needs:

The Project will enable the development of 12 residential units and a commercial activity 291m2 in gross floor area in a location that is facing a shortfall in development capacity. The development features houses which are clustered close together on land whilst sharing a common area for community, well-being and some growing. This is achieved by pooling site allocations, normally planted as lawns and flower gardens, into a commonly owned area. The range of houses proposed enables the delivery of an increased range of typologies in Kerikeri, catering for residents of differing demographics and stages of life, which will satisfy the on-going needs of future generations. In addition, the employment opportunities enabled by the Project will positively impact the social and economic wellbeing of workers and the communities that will benefit from their employment.

The economic impacts of the Project will also include flow-on effects that arise indirectly from the development. These include:

- o Increased land/dwelling supply, which is likely facilitate further growth within the area with an increase in overall competitiveness;
- o More affordable housing, reducing price pressure in the local and surrounding markets;
- o Impact on employment levels, contributing substantially to overall community wellbeing and supporting greater spend and general economic activity.

Contribute to well-functioning urban environment

a. have or enable a variety of homes that:

- (i) meet the needs, in terms of type, price, and location, of different households; and
- (ii) enable Māori to express their cultural traditions and norms;

Far North District has a range of medium sized townships and many rural and coastal villages, residential development is constrained due to isolation and infrastructure servicing capacity. The project site is located in Kerikeri, one of Far North's largest townships, which provides for a range of existing housing typologies detached residential units of vary size, smaller single apartments, retirement units and larger lifestyle developments. Far North District Council has not yet reviewed their first-generation District Plan, as such residentially zoned land has not been released for greenfield development in over 15 years.

The project seeks to create housing opportunities within Kerikeri, providing for a variety of homes 2 to 3-bedroom dwellings, located in a compact form

with common ownership of the balance to enable a shared living experience in an eco-friendly and productive environment. The project will increase new and cost-effective housing opportunities within the limited and constrained market of Kerikeri in close proximity to the main street of Kerikeri township. The project is located within a free hold site which does not contain known archaeological sites or sites of significance to Māori, therefore the project will not directly enable Māori to express their cultural traditions and norms.

b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

The project includes a range of lot sizes, with residential allotments being reduced in size to maintain the larger productive balance and establish a viable commercial allotment. The existing commercial activity onsite will be expanded and the proposed building will be versatile for a range of future uses, supported by sufficient access, parking and servicing within the proposed allotment.

c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

The proposed housing within the project is surrounded by the open spaces of the orange orchard. Future residents will have access to internal walking paths which extend through the orchard to the proposed rehabilitation area and adjacent stream edge. These features afford good accessibility to open and natural spaces.

The project includes the continued operation of the existing orange orchard and commercial retail shop onsite which affords a number of job opportunities for future residents.

The project site is located approximately 2.6km west of Kerikeri township, located off Kerikeri Road. Kerikeri Road which extends directly to the main business area of Kerikeri township has a pedestrian footpath along the southern side, with upgrades being completed to establish a shared cycle/pedestrian path, providing easy access from Orangefields into town. Kerikeri township affords a high level of job opportunities and contains a significant range of community services.

d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

The project will provide for a variety of homes 2 to 3-bedroom dwellings and a commercial retail activity onsite, this will support and complement housing and commercial activities within the adjacent area and the wider Kerikeri township. Increasing options will contribute to the competitive development market within Far North.

e. support reductions in greenhouse gas emissions; and

The proximity of the project site to Kerikeri, along with the self-sufficiency of the eco-village and onsite job opportunities will encourage active modes of transport reducing reliance upon vehicles reducing greenhouse gas emissions.

The project includes the provision of electric car parking and charging with the Commercial Activity, located off Kerikeri Road.

f. are resilient to the likely current and future effects of climate change.

The subject site is not identified as subject to natural hazards, being located centrally the site is not within the coastal environment. The project will manage will stormwater onsite using stormwater devices, ponds and managed discharge into the adjacent stream, which will ensure that downstream flood risk is reduced and water quality is improved. The project has a high resilience to the current and future effects of climate change.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The Project provides for the development of housing to meet the identified shortfall and this increase in housing supply in Kerikeri will enable the social and economic wellbeing of the community to be maintained and enhanced.

While a small development on a national scale, on a regional scale the creation of 12 new dwellings to the Northland region is significant. Of greater significance, is the intelligent ecological style of the development providing a self-supporting model, which doesn't rely on the trucking of food from our region to large centres, then back again, over poor roading infrastructure, to be distributed back in our region by nationally operated supermarkets. The increase in commercial activity proposed will support an increase in on-going employees, currently 5 FTEs are employed on site, increasing to 8 FTEs in summer.

The economic impacts of the Project will also include flow-on effects that arise indirectly from the development. These include:

- o Increased land/dwelling supply, which is likely facilitate further growth within the area with an increase in overall competitiveness;
- o More affordable housing, reducing price pressure in the local and surrounding markets;
- o Impact on employment levels, contributing substantially to overall community wellbeing and supporting greater spend and general economic activity.

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:

The proximity of the project site to Kerikeri, along with the self-sufficiency of the eco-village and onsite job opportunities will encourage active modes of transport reducing reliance upon vehicles reducing greenhouse gas emissions. The project includes the provision of electric car parking and charging with the Commercial Activity, located off Kerikeri Road.

The development features an ecological design which:

- a. avoids repeated instances of infrastructure, by combining sewage and stormwater disposal into shared infrastructure.
- b. promotes the re-use of waste as far as possible via the collection of waste-water, reconstituting it and using for irrigation.
- c. touches the land as lightly as possible, by using least invasive methods of building houses and infrastructure.
- d. promotes the use of solar energy.
- e. lessens spaces taken by motor vehicles, both to store and to drive, including the promotion of walking tracks.
- f. promotes the use of ecologically positive building materials
- g. references the cultural history of our region through the choice of materials used and thoughtful design

The subject site is not identified as subject to natural hazards, being located centrally the site is not within the coastal environment. The project will manage will stormwater onsite using stormwater devices, ponds and managed discharge into the adjacent stream, which will ensure that downstream flood risk is reduced and water quality is improved. The project has a high resilience to the current and future effects of climate change.

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

No

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

The Project will manage all potential adverse effects associated with the development.

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 Northland Regional Policy Statement, Operative District Plan and Proposed District Plan as detailed in Attachment 1.

Far North District Council has no spatial strategies that are relevant to the project, Council is currently preparing Te Patukurea – Kerikeri Waipapa Spatial Plan which is in the early stages of drafting.

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:

Quirino Limited have no record of compliance or enforcement action undertaken under any of the Acts referred to in the Fast-track Referral Bill. Major shareholder Audrey Campbell-Frear has identified the following enforcement matters:

Building Act 2004:

- 482 Kerikeri Rd – Ensuite in main house and lean-to on workshop was constructed without building consent approval, a Certificate of Acceptance was issued in 2021

- 484A Kerikeri Rd – Fruit and Vegetable Stall established without a building consent approval a Certificate of Acceptance was issued in 2020

Building Act 2004 and Resource Management Act 1991:

- Ms Audrey Campbell-Frear is addressing complicated historic placements of buildings on Freehold Māori Land within Taupo 23 B1, Pekapeka Bay,

Mangonui which requires resource consent, certificate of acceptance was granted in 2022.

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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:

Melissa McGrath

Important notes