

## Response ID ANON-URZ4-5FM9-P

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 13:37:25

### Submitter details

Is this application for section 2a or 2b?

2B

#### 1 Submitter name

Individual or organisation name:

s 9(2)(b)(ii)

#### 2 Contact person

Contact person name:

ELIZABETH TE AMO

#### 3 What is your job title

Job title:

TRUSTEE, CHAIR, 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:

s 9(2)(b)(ii)

There are 2 maps attached:-

1. WBOP map showing s 9(2)(b)(ii) land (red lines) in relation to s 9(2)(b)(ii) (yellow lines)
2. Close up map of s 9(2)(b)(ii) land currently operated as 160ha dairy farm. Pinnk/orange denotes 101ha owend by s 9(2)(b)(ii) (the applicant), and green denotes 59ha of smaller Maori land blocks who lease their land to the s 9(2)(b)(ii) farm.

File upload:

Map of s 9(2)(b)(ii) Land and Leases A3 June 2023.pdf was uploaded

Upload file here:

s 9(2)(b)(ii) - Archaeological Sites and District Plan Heritage Features.pdf was uploaded

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)(b)(ii)

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:

s 9(2)(b)(ii)

## Section 2: Project details

What is the project name?

Please write your answer here:

RANGIURU TE PUKE EXTENSION

What is the project summary?

Please write your answer here:

- The purpose of the project is to develop Māori whenua to it's highest and best use, aligned to national and regional growth objectives, It is a 100+ha mixed-use housing and rural industrial development, providing cost efficient, resilient regional infrastructure delivery. It is aligned to s 9(2)(b)(ii) (forecast to generate 4,000 jobs), by enabling workforce housing, and aligns to BOP Smartgrowth Strategy and Te Puke Spatial Plan.
- This whenua can be the start of the proposed Te Kainga housing project, and sits strategically at the nexus of Whakatane, Kawerau, Rotorua, Tauranga port and the Tauranga Eastern Arterial Link (TEL), SH2, and SH33.
- The project increases availability of regionally resilient industrial and housing land, adjacent and complementary to s 9(2)(b)(ii), enabling rapid economic recovery in the event of a significant climate or natural hazard event.
- This is a Māori whenua led development, including a significant papakainga for local Māori, and enabling s 9(2)(b)(ii) expansion and the start of Te Kainga township

What are the project details?

Please write your answer here:

Rangiuru Te Puke Extension is a mixed use 100ha-160ha development converting non-viable farm land to resilient mixed-use housing and rural industrial development and papakainga.

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

Please write your answer here:

Stage 1: Master Planning and Infrastructure Development

- Timing: 6 months to 1 year

• Key Activities:

1. Develop a comprehensive master plan for the 100ha mixed-use development, including land use mix, infrastructure requirements, and phasing

strategy.

2. Conduct feasibility studies and market analysis to determine demand for different types of development within the project.
3. Obtain necessary approvals and permits from local authorities.
4. Start infrastructure development, including roads, utilities, and amenities to support future development.

Stage 2: Phase 1 Development

• Timing: 2-3 years

• Key Activities:

1. Construct key anchor buildings or facilities to attract tenants or buyers.
2. Develop residential, industrial and commercial zones in Phase 1.
3. Complete infrastructure development for Phase 1, including roads, utilities, and amenities.
4. Market and sell or lease developed properties in Phase 1.

Stage 3: Phase 2 Development

• Timing: 3-4 years

• Key Activities:

1. Develop additional residential, industrial and commercial zones in Phase 2 based on market demand.
2. Expand infrastructure to support Phase 2 development.
3. Market and sell or lease developed properties in Phase 2.

Stage 4: Phase 3 Development

• Timing: 3-4 years

• Key Activities:

1. Develop remaining residential and commercial zones in Phase 3.
2. Complete infrastructure development for Phase 3.
3. Market and sell or lease developed properties in Phase 3.

Stage 5: Finalization and Optimization

• Timing: Ongoing

• Key Activities:

1. Fine-tune the development based on market feedback and demand.
2. Optimize the mix of land uses and amenities to maximize value.
3. Continue to market and sell or lease developed properties.
4. Implement any necessary updates or improvements to infrastructure.

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:

Western BOP Council

BOP Regional Council

NZ Transport

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

Please write your answer here:

Nil

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

No

Please explain your answer here:

**s 9(2)(b)(ii)** can approve the development over its lands and Otukawa Whenua LP lands.

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

Please write your answer here:

Detailed design - 2025

Procurement - 2026

Funding - 2025/2026

Site works commencement - 2028

Completion - 2033

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Western BOP Council
- BOP Regional Council
- Tapuika Iwi Authority

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:

Trustees and Directors of s 9(2)(b)(ii) ) have conducted initial planning and consultation on the project for over the past 12 months. Landowner meetings have been held to introduce the project and discussions have been held with Tapuika Iwi Authority who are supportive of the project in principle. All the landowners and beneficiaries of the development lands whakapapa to Tapuika and will therefore directly benefit from the development in terms of housing, jobs, community amenity, cultural and environmental preservation, and economic uplift of the land. Engagement has informed the project as to papakainga design, housing need, cultural overlay, environmental protection.

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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:

NIL

#### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

TAPUIKA - The Tapuika Deed of Settlement provides for full and final settlement of all historical Treaty of Waitangi claims of Tapuika resulting from acts or omissions by the Crown prior to 21 September 1992, and includes:

- an agreed historical account, Crown acknowledgments and apology
- cultural redress
- financial and commercial redress

Cultural redress

1. Recognition of the traditional, historical, cultural and spiritual associations Tapuika has with places and sites within their area of interest. The cultural redress package consists of a co-governance arrangement over the Kaituna River, the vesting of sites of significance, other site specific redress and relationship redress.

##### 1(A) KAITUNA RIVER CO-GOVERNANCE

The settlement establishes a framework for co-governance of the Kaituna River. A statutory body, Te Maru o Kaituna (the Kaituna River Authority), will be established through the Tapuika settlement with membership drawn from local authorities, Tapuika and other iwi with associations with the Kaituna River.

##### 1(B) LOWER KAITUNA WILDLIFE MANAGEMENT RESERVE

The Lower Kaituna Wildlife Management Reserve will be vested jointly in Tapuika and Ngāti Whakaue, who will, in turn and after a specified period of time, gift the reserve back to the Crown. The status of the reserve remains unaffected during the vesting and gift back process.

##### 1(C) ENHANCING CULTURAL PRESENCE WITHIN TE PUKE

The Crown will provide \$500,000 to assist Tapuika to enhance their cultural presence within Te Puke.

##### 1(D) VESTING OF SITES OF SIGNIFICANCE

12 sites of special significance to Tapuika totalling approximately 209 hectares will be vested in Tapuika, including:

- 3 sites from within Kaharoa Conservation Forest (Te Pehu, Te Weta, Wai Paepae)
- 2 sites from within Te Matai Conservation Forest (Te Kainga Onaumoko, Te Whatitiri)
- Otahu Pā (Rangiuru area)
- Otukawa s 9(2)(b)(ii)

An additional site, Te Taita (6 hectares) will be vested jointly in Tapuika and Ngāti Rangiwewehi. Otanewainuku (117ha) and Puwhenua (67.5ha) will be jointly vested in Tapuika, Ngāti Te Rangi, Ngāti Ranginui Ngāti Pukenga, Waitaha and Ngāti Rangiwewehi through provisions in the respective deeds of settlement with each iwi. Three sites will be vested in fee simple, while the remainder are vested subject to relevant reserve classifications.

1(E) WHENUA RĀHUI

The settlement provides a whenua rāhui, or overlay classification, over Opoutihi, a 65 hectare area with Gammons Block Conservation Area.

1(F) STATUTORY ACKNOWLEDGEMENTS AND DEEDS OF RECOGNITION

The settlement provides for statutory acknowledgements over a large number of sites and waterways of significance to Tapuika.

Deeds of recognition are also provided in relation to several sites administered by the Department of Conservation and in relation to the Kaituna River.

1(G) GEOGRAPHIC NAMES

Tapuika have proposed new or altered geographic names for five geographic features or sites in their area of interest.

1(H) PROTOCOLS

Protocols will be issued by the Minister for Arts, Culture and Heritage and the Minister of Energy and Resources. A Conservation Relationship Agreement will be entered into by the Minister of Conservation and Tapuika.

Financial and commercial redress

2. This redress recognises the losses suffered by Tapuika arising from breaches by the Crown of its Treaty obligations. The financial and commercial redress is aimed at providing Tapuika with resources to assist them to develop their economic and social well being.

Tapuika will receive financial redress of \$6,000,000 less the on-account payment of \$2.5m, which was provided to Tapuika in December 2008.

The exact mix of cash and properties will be determined following the signing of the settlement, but includes the purchase of:

- 12 commercial redress properties in Te Puke
- up to four additional properties as commercial redress, including Kaharoa Forest, Te Matai North, Te Matai South (jointly with Ngāti Rangiwewehi) and Puwhenua Forest (in agreed portions with Ngāti Ranginui and Ngāti Rangiwewehi). The cost of all commercial redress properties is \$3,092,355.

Tapuika will also have a right of first refusal in relation to 11 Crown-owned properties.

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?:

x

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

Yes

If yes, what are they?:

s 9(2)(b)(ii)

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:

No file uploaded

## Section 5: Adverse effects

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

Please describe:

The adverse effects to be considered include: Loss of agricultural land (currently unviable as a farm); Disruption of ecosystems; Increased pollution; Increased traffic and noise; Water drainage issues. These issues will be considered carefully and measures implemented to mitigate them.

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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:

Relevant national policy statements include:-

1. Urban Development – The project aligns to BOP Smartgrowth Strategy and Te Puke Spatial Plan by unlocking land for industrial and housing use. It supports development of **s 9(2)(b)(ii)** by providing workforce housing and additional industrial land. Current planning omits the project land between Rangiuru and Te Puke as part of regional urban development.
2. Freshwater management – On the banks of the Kaituna and is linking land between the major regional water catchment, and Te Puke wastewater infrastructure. There are monitoring projects in place currently led by Tapuika iwi around this river, water catchment and land.
3. Highly productive land – This land is not considered highly productive land. Historically it has been marginal rural land, too wet for kiwifruit and farming, whose best use is housing and rural industrial.

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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. It can be done in conjunction with other projects in the Smartgrowth strategy which would reduce the need for separate consultations and speed up development by integrating planning processes and infrastructure delivery in the sub-region.
- Fast track consenting will enable the project to progress more efficiently by streamlining the approval process, reducing red tape, providing certainty, speeding up decision-making, stimulating economic activity, and encouraging sustainable development practices. Directly aligned to the BOP Smartgrowth strategy, it will provide much needed rural industrial, housing and papakainga amenity for the eastern corridor of BOP. It will provide significant economic uplift, housing, jobs for it's Maori landowners and whanau sooner – a community in dire need of economic opportunity, housing and jobs, that cares deeply for the preservation of cultural heritage and its natural built environment.

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 enable more outcomes to be achieved within the same consenting process, similar to the Christchurch fast track process. Ie Housing, jobs, industrial land. It will make it more cost efficient.
- The impact of referring this project has the ability to shorten the consent process from an estimated 10 plus years to approximately 2 years, unlocking

land for the planned 'Te Kainga' housing project, providing a workforce for the s 9(2)(b)(ii) (est 4,000 jobs), establishing a large papakainga to address critical housing shortages amongst local Maori, and providing viable development of Maori land.

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

Local government plan or strategy

Please explain your answer here:

- o This project has not been specifically identified in Central or Local govt strategies but the project falls within and delivers on BOP Smartgrowth Strategy, s 9(2) Spatial Plan, and s 9(2)(b)(ii) (RBP).
- o s 9(2)(b)(ii) is one of WBOPs identified priority projects.
- o Tauranga Eastern Arterial Link – The project is less than 1km from TEL with RBP as the linking development.
- o Te Kainga township – WBOP and central govt agencies have been developing a proposal for a new Te Kainga township on the Eastern Corridor south of Te Puke. This project land could be the start of Te Kainga, connecting it to RBP.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

- It will deliver regionally significant infrastructure by enabling delivery of RBP and Te Kainga.
- The land is strategically located at the intersection of the TEL, SH2, SH33, the nexus between Whakatane, Kawerau, Rotorua and Tauranga port. It will increase productivity and reduce traffic congestion currently caused by worker flows in the region.

Will the project:

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

Please explain your answer here:

YES. The project will build circa 1,000 new homes for RBP workforce and regional employers, including a significant papakainga for local Māori. Being on Maori whenua, the design will include the highest regard for cultural expression, heritage and principles, and environmental principles and sustainability. Housing and amenity will be designed to suit its various audiences. Green space, wetlands, parks, and play spaces will be maximised to create an enduring papakainga and community for generations to come. Located in close proximity to Tapuika marae and Tuhourangi ki Otukawa marae, the development and population will be able to support strong marae and preservation of Te Arawa and Tapuika tikanga and culture.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

YES. The project delivers significant economic benefits including:-

- a. Accelerating and unlocking the economic benefits of RBP (forecast to create 4,000 jobs) by providing workforce housing and enabling faster investment in the industrial business park.
- b. Additional industrial capacity for the region. (Est. 1,000 jobs)
- c. Circa 1,000 new homes for RBP workforce and regional employers, including a significant papakainga for local Māori.
- d. Productivity uplift of reduced travel times and traffic congestion for working communities.
- e. Maori whenua development – Without this development, whenua will remain uneconomic for traditional ag and hort activity.
- f. One time benefits of construction project for connecting infrastructure, housing and industrial buildings.

Will the project support primary industries, including aquaculture?

Not Answered

Please explain your answer here:

YES. The project provides increased rural industrial land use aligned to horticulture, agriculture, aquaculture needs of light industrial land close to the Port of Tauranga.

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:

YES. The project reduces greenhouse gas emissions from agriculture by converting an existing dairy farm to highly sustainable industrial and housing. It addresses climate change mitigation by raising the land, thereby addressing and mitigating flood plain issues between the TEL, RBP and Te Puke township, and providing resilient land for development. It will reduce traffic in the region by providing housing close to s 9(2)(b)(ii), kiwifruit packhouses, port access via TEL, and the strategic road links between Whakatane, Kawerau, Rotorua and Tauranga. The land is adjacent to the rail line to Tauranga, creating opportunities for future trade and passenger rail movements.

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

Yes

Please explain your answer here:

YES – The project will raise the land from RL c.2m to RL c.4-5m providing additional resilient land development options on the inland side of the TEL towards the Te Puke foothills. It will eliminate risks of flooding on this piece of land, and provide flood resilient stable land for rapid recovery in the event of significant regional natural hazard or climate change event.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

YES. The project will improve water quality in the catchment by eliminating the dairy farm impact on downstream water catchment from Te Puke to the coast which is currently negatively affected as a low lying dairy farm.

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

Yes

Please explain your answer here:

YES. BOP Smartgrowth and Te Puke Spatial Plan

Anything else?

Please write your answer here:

WHENUA LEADING GENERATIONAL OUTCOMES:

This project seeks Fast Track Consent to develop s 9(2)(b)(ii) of 101ha, by converting from un-productive farm land to rural industrial and housing land use including a significant papakainga. The opportunity to join the project will be offered to adjacent Māori landowners including those currently part of the s 9(2)(b)(ii)

To provide perspective, the proposed development is similar to Waikato/Tainui's Ruakura Superhub project only on a smaller scale. This project took the land value from \$5/m2 to \$500/m2. It has taken over 30 years to develop. By contrast, Fast Track Consenting created enormous economic uplift for Ngai Tahu in the wake of Christchurch earthquakes by consenting their housing and commercial developments almost immediately, to stimulate economic recovery from the earthquakes and build much needed housing.

We have named the project Rangiora-Te Puke Extension (working title) to highlight its connection and alignment to plans and projects already identified in BOP Smartgrowth Strategy, such as s 9(2)(b)(ii), TEL and Te Kainga housing development/township. Our land could form the beginning of Te Kainga and provide the homes for s 9(2)(b)(ii) workforce, and papakainga for our people.

The owners and beneficiaries of s 9(2)(b)(ii), Pukaingataru lands will directly benefit from the development, as will Tapuika marae, hapu and iwi and surrounding iwi. This will be life changing for generations our people through provision of housing, jobs, cultural and environmental preservation.

The Fast Track Consenting process allows us to dovetail into existing plans for the region with Tapuika and whenua owners becoming leaders in that process. Rather than having development 'done' to us, we will be able to preserve what's important for our people and become a significant economic regional player. s 9(2)(b)(ii) alongside its iwi Tapuika, has the ability to generate outcomes similar to Mangatawa Incorporation, Ngai Tahu, Waikato/Tainui, Ngati Whatua ki Orakei.

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:

NO. Land is currently impacted by low water table flooding, poor water quality generated by dairy operations, and tsunami risk. This project will mitigate those risks and provide resilience for the wider region.

## 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:

NIL

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:

Elizabeth Te Amo

Important notes