

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 21:12:13

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:  
Cook Costello

2 Contact person

Contact person name:  
Philip Cook

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:

Raumanga Heights Drive and Tauroa Street, Raumanga, Whangarei are greenfield sites,  
LINZ Parcel ID 4945799  
Legal Description Lot 1 DP 177316

&  
LINZ Parcel ID 6795790  
Legal Description Lot 2 DP 352547

File upload:  
Indicative boundary lines.pdf was uploaded

Upload file here:  
Tauroa Street development location.pdf was uploaded

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

Yes

upload file:  
CT NA105B-528.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Raumanga Trustee Limited

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:

Engineering Consultant of the Landowner.

## Section 2: Project details

What is the project name?

Please write your answer here:  
Raumanga Heights

What is the project summary?

Please write your answer here:

This project aims to aid solving the New Zealand Housing Crisis, by producing 500+ residential lots in Central Whangarei, quality housing, ample reserve and green spaces, and public access to the Otaika Valley Walk, resulting in a high standard of living for its residents and those in greater Raumanga.

What are the project details?

Please write your answer here:

Purpose: Make land productive by enabling housing.  
Objectives: Fulfill a wide range of housing needs.  
Activities: Transform unused centrally located land into a productive neighbourhood, to the benefit of Raumanga and Whangarei.

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

Please write your answer here:

Stage 1: Extend Raumanga Heights Drive and both Tauroa Streets to enable residential lots up to the existing services limitations.  
Stage 2: Using funds generated by the sale of stage 1 residential lots, upgrade or add additional services to enable the further extension of Raumanga Heights Drive across Raumanga Heights, and, the connection of the Tauroa Streets to each other and Raumanga Heights Drive.

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:

Whangarei District Council, Northland Regional Council

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

Please write your answer here:

Previously a Raumanga Heights extension RC was granted, now expired.

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:

Timeline periods:

- Detailed design: 4 months
- Procurement: 2 month
- Funding: 1 month
- Commencement of site works: 6 months
- Completion: 25 months

Sum: 38 months

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Northland Regional and Whangarei District Council
- Ngāpuhi
- None
- None
- None
- None
- None
- None

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:

Prior Resource Consent outlines those parties deemed not affected.

Upload file here:

Trading Corporate Ltd (Whangarei Heights Ltd) Scanned Decision (3).pdf was uploaded

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:

None known

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:

No file uploaded

## Section 5: Adverse effects

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

Please describe:

Reduction of wattle and gorse greenfields, though portions replaced by indigenous species. All indigenous enhancement planting will comprise vegetation associations that are representative of similar habitat and landform within the Ecological District. Plant species that provide food resources for native fauna will be included.

Upload file:

06055 002 alb 02-07-07 Final AEE report for Whangarei Heights.doc 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 general assessment is that the activities of the project are within the those standards, shown by the prior resource consent, previously attached.

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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, while the project aims to deliver upgraded and additional capacity services, as well as indigenous reserves to vest and public access to walkways, as per the commitments made in prior consent, it is difficult to make feasibly the development of residential lots given the costs associated with major services upgrades. Instead a staged approach is favourable, where those residential lots that can be constructed using the remaining capacities within the existing services infrastructure, provide the funding to instate upgraded services infrastructure for the remainder of the development. RMA costs and inefficiencies due to lack of scale have a negative impact on the projects feasibility if it were staged in this way under the RMA. Therefore, the fast track bill would enable the whole of the sites developments as if it were a singular consent, constructed in the most efficient and staged manner, without the

negative outcomes of multiple minor resource consents or completing major services upgrades upfront.

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

Please write your answer here:

A positive impact, as this project aims to help solve the New Zealand Housing crisis, while provided a high standard of living for its occupants, it should therefore increase the average quality of submitted projects.

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

Local government plan or strategy

Please explain your answer here:

The Urban Growth Strategy, which was commissioned in 2002, identified a number of urban development issues around Whangarei City that needed addressing by Council and the Community. The resulting recommendations were adopted in 2003 as an official Council working document.

Many of the Development Goals and Objectives identified by the Otaika, Raumanga and Toe Toe Structure Plan can be achieved through the development of these lots, though it should be noted the plan, written in 2009, lacks consideration of environmental impacts and the urgency of the New Zealand Housing Crisis.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Additional housing in central Whangarei is required infrastructure for a growing city with a shortage of housing, therefore it is of regional significance that the supply of housing is enabled for the cities inhabitants.

Will the project:

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

Please explain your answer here:

All, as the project will:

- Increase the supply of houses, by converting unproductive land into 500+ residential lots, that could yield 1,500+ units and potentially house 3,000+ people.
- Address housing needs, as Central Whangarei has minimal homes that offer modern standards of insulation, ventilation, and access, many of which are in flood prone areas, while these homes will be built to modern standards, on none flood prone lands.
- Contribute to a well-functioning urban environment, by connecting the suburb of Raumanga through these lots many adjacent accessways, and providing an urban environment that includes access to bush walks, indigenous reserves to vest, and usable streetscapes.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes, the construction works to make the lots productive offer great economic benefits, and provide needed housing in the developing and further growing region that is North of Auckland, releasing its housing pressures, enabling workforces to live and work in Whangarei as more commercial activities move North due to the costs and pressures of commerce in Auckland.

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:

Yes, consideration will be given civil and construction methodologies that lower greenhouse gas emissions.

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

Yes

Please explain your answer here:

Cook Costello are leaders in Natural Disaster Engineering, this diverse range of knowledge and experience will be applied to the developments design, in the stabilisation of residential lots, the development of Raumanga Heights also offers the benefit of decreased stormwater runoff for those existing lots in the Raumanga valley area, and will ultimately lessen the percentage of flood prone housing in central Whangarei.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Yes, by producing further housing in the Northland region, a region with greater solar energy potential than those more populated nearby. If more of the New Zealand population is housed in areas where a greater portion of their energy source is renewable energy, then those households produce a lesser impact on the environment.

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

Yes

Please explain your answer here:

Yes, the development is within the district plan, though if allowing for greater density, the impact on the environment is lessened and the development can make a greater contribution to the New Zealand Housing Crisis.

Anything else?

Please write your answer here:

The project has previously been granted Resource Consent, as previously attached.

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:

All projects can be affected by climate change and natural hazards. Though in relation to climate change, the quality of Homestar rated housing less so than lesser quality housing, as this development intends to, and has included in its proposal, Homestar 6 housing. In relation to natural hazards, the degree of which is unforeseeable, though through designing resilient engineering solutions, the impact of natural disasters can be mitigated, to a degree.

## 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:

None

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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:

Philip Cook

Important notes