

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 17:28:55

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
K3 Development LP /RDMC Limited /215 Riverbend Ltd together referred to as “Te Orokohanga Hou Joint Venture (TOJV)”

2 Contact person

Contact person name:  
Matthew Holder

3 What is your job title

Job title:  
Director and Principal Planner- Development Nous Ltd

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:  
  
C/-Development Nous Limited  
  
PO Box 385, Hastings, 4156

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:

“The Site” (in two parts) is commonly known as 195 and 215 Riverbend Road, 20 Waterworth Avenue and 75 and 91 Waverley Road. The land is located in the southernmost extent of the urban area of Napier and abuts the existing suburbs of Maraenui and Pirimai. The Site is situated approximately 3.5 kms from the primary Central Business District of Napier and approximately 2 kms from the large commercial and light industrial hub on Taradale Road. The eastern boundary of the Site is situated approximately 1.6 kms from the coastal environment/Marine Parade to the east.

The northern portion of “The Site” comprises of 22.27 hectares more or less of relatively flat land that is currently used for grazing purposes. The land is generally open rural land, bounded by Riverbend Road to the east, with Maraenui Sports Park and Waterworth Avenue to the north, Beatson Drain and McNaughton Place to the west and the Cross-Country Drain (CCD) to the south.

The southern portion of “The Site” sits outside the currently mapped “Urban Extent” of Napier, and features two large, predominantly flat, rural/rural-residential land parcels in fee simple titles, with northern frontage to the CCD and access gained off Waverley Road, via The Loop, along their southern frontage.

These land portions defining the site encompass a combined area of approximately 16.66 hectares and are deep, but relatively narrow sites with 91 Waverley Road sharing a common boundary with the existing County Drain. The Loop Drain bisects both these sites running in an approximate east-west alignment.

The sites are both open cropping/pastoral land, with a notable landscape feature being a mature shelterbelt which curves with the western boundary of 91 Waverley Road and County Drain. A dwelling is currently under construction at 91 Waverley Road at the southern end of the property. An existing dwelling and ancillary buildings are situated at 75 Waverley Road, with substantial planting and mature vegetation separating it visually from the road frontage.

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

Yes

upload file:

H20210152 Riverbend Road Title Brief\_Compiled.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

NORTHERN SITE- Proposed Residential Area comprises of the following lots:

195 Riverbend Road

Lot 1 DP 545750 held in Record of Title 927606 comprising 8.7901ha.

Registered Owner: The Crown

215 Riverbend Road

Lot 1 DP 23515 held in Record of Title HBP4/1097 comprising 4.81ha.

Registered Owners: 215 Riverbend Ltd

20 Waterworth Avenue

Lot 1 DP 366576, Part Lot 1 DP 22039 and Sec. 2 DP 343196 held in Record of Title 270171 comprising 8.5727ha.

Registered Owners: The Crown

The record of title area for this property includes a triangular shaped area of land on the southern side of the Cross-Country Drain that does not form part of the development proposal (thereby reducing the development land area of this title to 8.4885ha).

SOUTHERN SITE- Proposed Stormwater Attenuation Areas and rural lots comprises of the following lots:

75 Waverley Road

Lot 2 DP 525428, RT 841256 7.86 ha

Registered owners: D. Thomas / V. Thomas

91 Waverley Road

Pt. Lot 1 DP 13197 RT HBE3/765 8.80 ha

Registered owners: S. Little / M. Zhang

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:

- In terms of the northern block of The Subject Site, The Crown own approximately 75% of the land and 215 Riverbend Ltd owns 25 %.
- Riverbend Ltd, as application partner has The Southern Block under long term conditional Sale and Purchase agreement.
- Intention is that the Crown will apply the Public Works Act disposal process, and if there is no other Government work required for the land then the Crown will make an offer back the former owner, K3 Development LP
- K3 Development LP have agreed to transfer the property to RDMC Ltd, who is a member of the submitting partnership.
- Only the land held by K3 Development LP, was intended to be included in the Land for Housing Programme, administered by MHUD, however this is no longer the case, and the project is going to be completed privately.
- We are advised that MHUD are aware of the outcomes of the project and support and consent to the application being included for this legislation.

## Section 2: Project details

What is the project name?

Please write your answer here:

Riverbend Road Residential Development – “Te Orokohanga Hōu” Te Orokohanga Hou (previously described as Riverbend Road Development) is the new

name gifted to project by Iwi during consultation.

What is the project summary?

Please write your answer here:

This application is to enable up to 663 tikanga designed affordable homes (a mix of single house typologies, townhouse/duplexes and apartments) and up to 1005m<sup>2</sup> of commercial floor space in a new commercial precinct.

What are the project details?

Please write your answer here:

The Project comprises of obtaining the necessary subdivision and land use consents, constructing infrastructure services (i.e. wastewater, stormwater, water supply, roading, parks and walkways, and utility services) and titling residential lots for sale to local building companies/ groups to build residential housing.

This includes the creation of a 9.5 hectare constructed wetland/Stormwater Management Area that provides stormwater infrastructure solution as well as a housing solution.

The form of development represents a shift from the traditional density and appearance of development in Napier, with up to 663 new homes across detached, semi-detached, terrace and walk-up building typologies of up to three storeys in height. Complementary commercial space is also proposed to enable local services for the new community to be provided within the site. A network of roads, parks and three waters servicing infrastructure will be formed to facilitate and support the development resulting in:

- A significant increase of the supply of affordable housing;
- An increased speed of supply to residents in need of housing; and
- Meaningful enablement of local iwi participation, upskilling and involvement.
- Resilience and additional mitigation of flooding.
- Biodiversity and water quality benefits to the wider catchment arising from the constructed wetland and stormwater treatment processes.

The proposal provides for a range of housing ownership and tenure models. It is intended that housing product and sites will be made available to private individuals, government agencies, CHP housing providers, and iwi housing providers. The development seeks to be able to contribute positively to addressing the ongoing critical housing shortages being experienced locally and regionally in the affordable private sector and social housing, within a comprehensively master-planned setting. Construction of the first tranches of housing is currently envisaged to commence in the next available construction period (earthworks) after the approval is granted for development.

The overall design is anchored by a comprehensive pattern of reserves, walkways and stormwater reserve corridors and specific design guidance has been developed for these areas to maximise their amenity and function in the proposed conditions of consent. Following further discussions with Napier City Council ('NCC'), it was determined that there are recreational alternatives to the original desire of the Council to incorporate a 1.5 ha extension of Maraenui Park into the development area. The proposal now connects with the existing park, adding additional recreational areas but does not extend the park for additional playing field land.

The engineering strategy for the development has evolved considerably since the proposal was submitted for a Referral by The Minister. While some servicing matters are relatively straightforward (potable water, wastewater and roading), the key constraint for the site has historically been stormwater management. The Site currently experiences inundation due to the surrounding stormwater network design and the elevation of the site. The Applicants, after extensive modelling work in conjunction with Napier City, have now incorporated into the proposal the creation of a large, constructed wetland/stormwater management area to the immediate south of the Cross-Country Drain which will provide additional storage during heavy weather events for not just the project site itself, but also surrounding residential areas, as well as aid in achieving positive water quality and biodiversity outcomes.

Various other infrastructure upgrades and capital works have been identified in collaboration with NCC and allocation of responsibility has been agreed in principle. An ongoing process is continuing towards the final adoption of a Development Agreement with NCC with the shared intention of certainty of timing and delivery being achieved. A draft has been circulated for potential adoption.

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

Please write your answer here:

The subdivision staging aligns with the sequencing of physical development. It is proposed that development will generally commence from the eastern frontage (Riverbend Road) although the aim of achieving connectivity between the Riverbend Road frontage and the Waterworth Avenue frontage may mean that there is some flexibility in development and the formation of roading infrastructure.

Providing that adequate access can be obtained to a super Lot, it is considered that the effects of this would not be any different to undertaking the proposed stages in order. A condition of consent will enabling staging flexibility, subject to meeting several "infrastructure thresholds" to be eligible to be adjusted under this condition.

The first stages (Stages 1A-1H) will form the main roading network and the "super lots" which will be further subdivided to create the final proposed lots once completed. Stage 1 is shown in the appended Plan Set and is to proceed in 8 substages.

Lots 601-604 on the southern site will be subdivided either prior to, or contemporaneously with Stage 1A as that will enable the land purchase agreements to be finalised and the ability to commence the construction of the constructed wetland/SMAs, in turn paving the way for the eventual vesting of the constructed wetland/SMAs on Lot 603 with NCC. Conditions of consent link the timing of these lots and their development obligations to Stage 1A and the issue of 224c approvals.

Stage 2A-2R subdivisions are intended to proceed in 18 substages.

Most of the lots will be configured in a fee simple arrangement.

Development of each residential "Superlot" denoted on the Master Plan will be undertaken in accordance with a detailed design guide, with the final details of design and external appearance of each building finalised prior to the lodgement of a Building Consent. A separate Master Planning process is to be undertaken prior to the approval of any Building Consent for the operation of the Commercial Precinct. Conditions of consent can govern the design guide and matters to be considered.

The overall intention with staging is that it will mean housing and services can be enabled early and progressively allow for continued and efficient housing production.

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

Please write your answer here:

RMA Subdivision and Land Use Consents (earthworks & stormwater discharge) along with any other consents required to enable the development.

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

Please write your answer here:

Napier City Council (NCC) and Hawkes Bay Regional Council (HBRC).

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

Please write your answer here:

Referral under the Covid-FT process

The Northern Block has previously been subject to the Covid-FT process.

The application for referral was approved by The Minister for the Environment on 21st September 2021 and an Order in Council was subsequently prepared, resulting in the insertion of Schedule 31 to The Act on 29th October 2021 relating to this project. The Schedule detailed several additional matters to be addressed and submitted with any subsequent application. In particular, the provisions of Clause 6(b) of The Schedule require:

- a detailed development plan for the project site, prepared in consultation with Napier City Council, that-

- identifies and considers the effects of the development on the wider Riverbend/The Loop greenfield growth area (which is the land shown coloured blue on the "Riverbend / The Loop" map in section 5 of the Heretaunga Plains Urban Development Strategy 2017); and;

- considers the assessment (required by clause 9(1)(h) of Schedule 6 of the Act) of the proposed activities involved in the project against any relevant provisions in the draft Napier District Plan:

Since the original proposal was approved for referral, an extensive process of engagement has been held with NCC. Stakeholders and mana whenua representatives and additional design team members were appointed to review the design teams concepts. The extensive design interrogation and input from a range of stakeholders (and including feedback) has seen the originally approved concept plan move through a series of iterations.

The project as approved through the referral process under the Act only considered the northern area.

However, as stormwater modelling and consideration of climate change advanced further, the Applicant proposes (with the pending acquisition of these sites), a large, constructed wetland/Stormwater management Area ("SMA") as an integral part of the project on the Southern site, which will also provide a source of material to earthwork the Northern Site for the development.

Given the new proposed Fast Track consenting process was underdevelopment, and considering the above, it was determined that a fresh revised application be prepared and submitted under the new fast Track legislation.

Land Use consent- Earthworks Remediation

A previous consent for earthworks to remediate a HAIL site on the Northern Site has already been obtained and been given effect to. The land is ready to develop from a healthy soil perspective.

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

No

Please explain your answer here:

The land is under the control (contractual) and/or ownership of the parties involved in the project

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

Please write your answer here:

If Fast-Track approval is granted the construction activities associated with the development of the Project is anticipated as follows-

- Earthworks over whole site: commencement of the first earthworks season following the grant of consent with a focus of completing the earthworks for stage 1 within 3 months of approval.

- detailed design – a large component of work has already been completed (circa 70%).

- procurement – expression of interest from civil contractors and builders have been received as far as they can without consent.

- funding – expressions of interest in different funding models have been discussed between parties and have progressed as far as they can until an approval is in place.

- site works commencement/ completion is dependent upon approval. Earthworks can proceed within 3 months as identified above, in the first available construction period following approval through this process. The commencement and completion remain subject to the consented pathway, conditions of consent and the timing around approvals. The amount of work already completed means a truncated timeline to allow for relatively quick progression of works.

- The project can be fully completed within 5 years of commencement

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The project area itself is not directly subject to a Treaty redress process, however for context, the following information is provided.

#### Heretaunga Tamatea Settlement Act

The Deed of Settlement in relation to this hapū contains acknowledgements that historical Crown actions or omissions caused prejudice to Heretaunga Tamatea or breached the Treaty of Waitangi and its principles.

The Deed of Settlement also includes an apology to Heretaunga Tamatea by the Crown for its acts and omissions which breached the Crown's obligations under the Treaty of Waitangi and for the damage that those actions caused to Heretaunga Tamatea. These actions include using secret transactions and other divisive tactics to purchase huge areas of Heretaunga Tamatea land, and continuing to negotiate disputed purchases, which ultimately led to war among Heretaunga people in 1857. The Crown also apologises for introducing Native Land Laws that facilitated the further dispossession of the hapū of Heretaunga Tamatea, and for continuing to purchase land until by 1930 the whānau and hapū of Heretaunga Tamatea were virtually landless. The Deed also includes an apology for the damage that the Crown's breaches of the Treaty of Waitangi have caused to generations of Heretaunga Tamatea people, including severely limiting their economic and social opportunities and eroding their tribal structures.

Cultural redress was provided through the vesting and give back of sites and through the establishment of statutory acknowledgments and deeds of recognition.

The application site was not part of the vesting process. The site and adjacent land are therefore not subject to a statutory acknowledgment or deed of recognition of this settlement.

#### Ahuriri Hapū Claims Settlement Act 2021

This Deed of Settlement contains Crown apologies and acknowledgements of prejudice to the hapū of Ahuriri caused by its acts and omissions and the breaching of the Treaty of Waitangi and its principles. The Crown apologised for its policies, acts and omissions that left this hapū virtually landless, and for the severe impacts the loss of ancestral lands and resources has had on the capacity of Ahuriri Hapū for economic and social development, and physical, cultural and spiritual well-being. The Crown also expressed regret for the distress and anguish generations of Ahuriri Hapū have endured due to the Crown's acts and omissions in relation to Napier and Te Whanganui-ā-Orotu.

Cultural redress was provided through the vesting of sites and the establishment of a permanent statutory committee to promote the protection and enhancement of the environmental, economic, social, spiritual, historical and cultural values of Te Muriwai o Te Whanga (Ahuriri Estuary) for present and future generations, overlay classification of two sites of significance and the establishment of statutory acknowledgments and deeds of recognition.

The subject site was not part of the vesting and is not located in proximity of the Ahuriri Estuary. The site and adjacent land are not subject to a statutory acknowledgment or deed of recognition of this settlement.

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 applicant through representatives had discussions with parties, at various levels. Details are provided further below. The applicant has a letter of support from Ngati Kahungunu Iwi (attached).

In addition to those statutory obligations set out in Clause 9 of Schedule 6 of The Act (refer to Part \*\* of the application), there is a clear obligation under Clauses 10(1)(e) and (f) of The Act for any Assessment of Environmental Effects to contain sufficient documentation that captures the extent of any engagement undertaken with Iwi or hapū and the feedback and views arising from that engagement.

Given the stakeholders and the parties involved in the project, (and the requirements of Schedule 31), mana whenua engagement has been undertaken at multiple levels and through a range of forums. Please see attached.

Upload file here:

Consultation Record.docx 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:

N/A- Nil

## Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The project area itself is not directly subject to a Treaty redress process, however for context, the following information is provided.

#### Heretaunga Tamatea Settlement Act

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The Deed of Settlement also includes an apology to Heretaunga Tamatea by the Crown for its acts and omissions which breached the Crown's obligations

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The subject site was not part of the vesting and is not located in proximity of the Ahuriri Estuary. The site and adjacent land are not subject to a statutory acknowledgment or deed of recognition of this settlement.

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:

No file uploaded

## Section 5: Adverse effects

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

Please describe:

Please see attached AEE.

Upload file:

AEE Riverbend fasttrack\_Formatted.docx 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:

please see attached.

File upload:

NATIONAL POLICY STATEMENTS AND ENVIRONMENTAL STANDARDS.docx was uploaded

## 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 time saving benefits of this process, over a conventional Resource Management Process based on past and current experiences within the Region and in particular Napier would be a minimum of 3 years and possibly up to 5 years, before the first dwellings could be delivered. Even if identified in a Future Development Strategy a resource consent or plan change process would be necessary as under an FDS the land will require the zone to be changed from Rural to residential by way of either of the aforementioned processes.

This is based on the following logic-

### Resource Consent Process

We would expect resource consents for the development through the standard Resource Management Act resource consenting process to take 18 to 24 months, including provision for notification and a hearing through tandem Napier City Council and Hawke's Bay Regional Council processes.

Based on experience, we would expect that a resource consent decision could involve an Environment Court appeal process even if this was limited to the details of conditions that were not agreed through the consent hearing process. If such an appeal could be addressed by way of mediation, we would still expect that this would extend the Resource Management Act consent process by a further 12 months. We would therefore expect that resolution of resource consent through a standard Resource Management Act consent process would take 30 – 36 months. (an additional 2.5- 3years)

A wider appeal process involving third parties could extend the process from the issuing of a decision by a further 12 to 24 months (to a total of 30 – 48 months before construction).

The standard Resource Management Act resource consent route could therefore see the delivery of lots for housing development within 54 to 72 months (on the basis of a two-year construction and approval time for the delivery of first stages).

### Plan Change Process

However, if the Napier City Council were to seek to direct through plan change processes rather than subdivision consenting, even where the developer controls the full extent of the subject land. Such a process would be expected to take 24 to 48 months, provided matters tracked favourably. This again will be dependent upon third party appeal rights which could add a further 18-24 months (so approximately 48 months averaged out)

A plan change would also then require a subsequent subdivision consent approval based on the rezoned land provisions of the district plan. This would be expected to take around 9 to 12 months, provided all matters tracked favourably. A subdivision application would still be required. The plan change route followed by a subdivision application in accordance with the plan change would therefore be expected to take 36 to 60 months, while also recognising that this route has extensive developer and timeline risk. This could then see delivery of lots for housing development within 60 to 84 months (five to seven years).

The proposed FT route could be completed within 12 to 18 months enabling delivery of lots for housing development within 36 to 42 months (three to three and half years). This is a substantial time saving over the Resource Management Act resource consent or plan change followed by resource consent development approval routes.

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

Please write your answer here:

The focus and speed of the Fast Track consenting route is considered necessary to enable the consideration of a development proposal providing a significant volume of homes at lower sales point than if the standard RMA consenting pathways were followed.

The primary challenge for the timely delivery is the current Main Rural zoning which has not been changed to a residential (or comparable Future Residential Zone) under successive iterations of the District Plan. Discussions have been held with Napier City Council in the context of the project versus the District Plan timeframes and whether a suitable zoning would be included in the review. It is clear that a fast Track process represents the more effective and efficient means of delivering a variety houses and opportunism to meet a well-documented need in both Napier and wider region.

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

Local government plan or strategy

Please explain your answer here:

The land is identified in the Draft Future Development Strategy – Issues and Options for Hawkes Bay- 3 August 2023.

It has been identified as a suitable growth opportunity in prior development strategies, however never progressed, in subsequent District Plan reviews.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Housing, three water infrastructure and future stormwater and inundation mitigation.

Will the project:

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

Please explain your answer here:

yes.

A Housing Capacity assessment ('HCA') for Napier and Hastings was completed in September 2021 by Market Economics based on the medium-high population projects by StatsNZ. Modelling done under the 2021 HCA identified that there is projected to be demand for 7,190 additional dwellings in Napier and 12,830 additional dwellings in the Hastings District over the next 30 years (2020 – 2050), including an ongoing shift towards attached dwellings.

There are no negative costs rather the economic benefits include increased land/dwelling supply, more affordable housing, decreased marginal infrastructure costs, increased employment levels and importantly additional competitive residential opportunities with particular regard to the NPS-UD through additional capacity across a range of typologies and more choice in the market in relation to price points and location.

Project's effects on the social and cultural wellbeing of current and future generations:

The delivery of 663 houses within very close proximity to Napier City (a walkable catchment), schooling, recreational facilities, established bus routes.

There is a well-documented housing shortage in the Hawkes Bay Region and a growing social housing register for those looking for housing. Both Napier and Hastings have a large number of families living in motels and transitional housing. The social aspects of these type of arrangements are negatively impacting on families and the wider community. The advancement of this developments provides a definitive proposal that can be brought to the market. Another output as a result of the design process has been the identification of several potential wider community enhancements including upgrades to Maraenui Park, County Drain and the Cross Country Drain.

The potential for the development of the Site has long been recognised by NCC (and HBRC), as evidenced through the District Plan Maps and the identification of the site in the Council's strategic infrastructure planning documents dating back to the mid-1990s. The community will ultimately benefit from local services and community open space distributed throughout the site, creating a defining sense of place for future residents that will distinguish the development. The local services and parks within the site will reduce external trips and contribute to a high-quality urban environment.

The development is based on a wide mix of typologies including detached, semi-detached, terrace and apartment housing which contrasts with much of the surrounding established urban area and introduces significantly more choice in housing options than currently available. This is a key foundation of the NPSUD. The development creates a high-quality community for future occupiers and one that has the potential to strengthen a sense of community amongst future residents.

Overall, the urban design report in Appendix 5 concludes that the design is an appropriate urban design response to the site and surrounding area and contributes to achieving a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

In summary, the proposed development, in the context of this Act:

- a. The development is expected to generate of economic benefits to the community, with an anticipated 546 FTE jobs created for the construction phase of the proposal;
- b. The development will increase the social and private market affordable housing stocks within the Napier and Hastings area, assisting to address the housing shortfall and current price escalation;
- c. The proposed development will create and attractive and high-quality residential environment, improving the social, economic and cultural wellbeing.
- d. It provides a catalyst for the implementation of additional community and enhancement projects in an area of Napier that has historically experienced underinvestment in community and cultural "infrastructure".

If consented through standard RMA processes, the realisation of the economic and housing supply benefits will potentially be delayed significantly by the current Rural zoning of the land, although it has been identified for development for well over a decade. By comparison, consenting the project through the Act will accelerate the release of this expenditure and the employment opportunities it will provide to coincide with a time period in which they will likely be needed most.

The economic impacts of the proposed development will support Napier district and the greater region's recovery from the economic and social impacts of COVID-19. As demonstrated in this application, the proposal will also significantly contribute to a much-needed increase in housing supply in a manner that together with the design elements and infrastructure proposed, promotes the sustainable management of natural and physical resources.

Economic Cost-Benefit Assessment in Appendix 16 estimates that the implementation of the proposed development will generate an additional 546 FTE



jobs across a period of 5 years. These jobs are predicted to be dispersed primarily across the following sectors:

- a. Roothing,
- b. Construction (civil and building),
- c. Landscaping/Planting,
- d. Land surveying,
- e. Legal, administration and support services,
- f. Many other related activities (food, suppliers, fuel retailers etc).

Additional to this, the completed development will provide more than 600 homes to assist in addressing the existing critical housing supply shortfall in Napier and Hastings.

The estimated 540 FTE additional construction sector jobs will offer both skilled tradespersons and supporting unskilled employment opportunities. The scale and duration of the construction will also offer opportunities for retraining or upskilling targeted at accessing skilled employment positions with confidence of medium-term employment demand.

The delivery of more than 600 homes to the local housing market will assist in addressing the supply imbalance of affordable homes and is predicted to assist in curbing price escalation. The curbing of the house price increases will be of benefit to those who are trying to purchase a home while also recovering from Covid 19 employment or wider financial strain effects.

As the development is based on compact lots and houses, dwellings can be targeted at the affordable end of the market, providing further benefit for house purchasers. An additional 663 units in Napier is anticipated to create a value of **s 9(2)(b)(ii)** per annum over 30 years. This equates to approximately **s 9(2)(b)(ii)** per year per household. The creation of the development is anticipated to generate nearly **s 9(2)(b)(ii)**.

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:

N/A

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project provides opportunities for people to live in thermally efficient homes requiring less energy for heating and cooling than older housing stock. The reduced domestic energy demand per household unit will contribute to overall emissions reductions. At a net density of approximately 30 houses per hectare, the proposal represents at least a 100% improvement in land yield over what is required to be achieved under previous land strategies (i.e HPUDS). This results in a cumulative saving in kilometres travelled per household over time given the density of the development.

The provision of local community services within the development will further eliminate a percentage of vehicle journeys to access existing retail areas. The design has been configured to promote shorter internal journeys via foot or bicycle, rather than being driven. The provision of local centre facilities within the site will provide for a reduction in otherwise necessary external trips and vehicle use (both from the development and immediately surrounding catchment), and a corresponding reduction in emissions.

An emissions report has been prepared for this development and provides an assessment in respect of the reduction in greenhouse gas emissions through the cycles of development. The more significant emissions phases are during construction (bulk earthworks) and transportation post construction of dwellings. Measures are included as far as practicable to generate reductions in these phases.

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

Yes

Please explain your answer here:

The natural hazards that are applicable to the Site (and much of the current urban extent of Napier) have been identified. In terms of periodic inundation, as was experienced in the November 2020 Napier flooding and more recently in the 2023 Cyclone Gabrielle event, large suburban areas of Napier are vulnerable to inundation from stormwater ponding. The effects of these events in displacing some residents were prolonged.

The Northern Site is prone currently to inundation given its elevation and the way the surrounding stormwater network is configured. Elevating the surface level of the land will enable the construction of homes above the modelled flood level to avoid the risk of inundation of homes. Multi-storey homes, as proposed by the development, also offer greater levels of resilience to potential inundation events. The offsetting of the displacement from the site is accommodated within the new constructed wetland/SMA area and further additional capacity of 65 million litres of storage is also being incorporated which directly benefits the surrounding urban catchment.

In terms of liquefaction and amplification hazards, new homes on the site will have liquefaction resilient foundations and the development will address the potential for liquefaction induced lateral spread to the free faces of the adjacent drains.

In terms of tsunami risk from near and distant source events, additional resilience will be achieved through the installation of infrastructure to raise awareness of the hazards and the most effective means to move quickly from the site if such an event were to occur.

The housing delivered through this Project will be designed in a manner which ensures its resilience and adaptability to natural hazard risks and the effects of climate including the likelihood of increasingly inclement weather events. The project will strengthen the resilience of the wider housing stock

within Maraenui in terms of its ability to manage risks from natural hazards and the effects of climate change.

Will the project address significant environmental issues?

No

Please explain your answer here:

After completing an assessment of environmental effects and various technical investigations having been undertaken it is not considered that the proposal will give rise to significant adverse environmental

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

Yes

Please explain your answer here:

As explained above an attached AEE

Anything else?

Please write your answer here:

The delivery of more than 600 homes within an attractive, high quality urban environment, will provide substantial benefit to the future individuals and families that occupy them.

While the house price increase results in many families taking on onerous long-term mortgages, the overall shortage has also resulted in many families living in interim accommodation arrangements such as shared and overcrowded homes, motel rooms and in their cars. Homelessness in Napier has increased significantly through lack of access to adequate, permanent, affordable housing. The social housing waitlist is a proxy measure for homelessness, as of December 2022 there were 708 applicants for Napier, 696 of these are priority A (highest need) noting that the December 2022 figure represents a slight decrease from a peak measured in the September 2022 statistics. The development will provide opportunities for many families to move from informal and transient arrangements into safe, modern, warm and dry homes that can be easily maintained. Providing homes for families that are currently being forced to live in transient arrangements will enable these families to live normal lives, establishing community connections and providing settled environments for children to start their lives and attend local schools and play in community settings.

This is a very different lifestyle than that which many families are currently experiencing across Hawke's Bay while they live in changing interim accommodation arrangements, including extensive reliance on motels by KOHC to accommodate social rent tenants while they wait for an available home. Providing settled family environments for children will assist in promoting better long term social and cultural outcomes for those families and the children as they progress to adulthood.

The estimated 540 FTE additional construction sector jobs generated by the development will provide opportunities for people to establish construction industry careers that will assist in providing stability for those that follow the opportunities and their families. The proposal will have positive effects on the social well-being of the greater Hawke's Bay community in several different ways. Firstly, the employment opportunities enabled by the development will positively impact the social wellbeing of workers and the communities (including retailers) that will benefit from their employment. Similar positive effects on social wellbeing can be expected through the anticipated GDP impact.

The development will expand on the pedestrian and cycling networks within the wider area by connecting with existing urban areas. Whether it is through the provision of walking or cycling networks or the dedicated fitness trails that are a feature of the landscape design, these healthy transport and lifestyle alternatives will contribute positively to the health and well-being of future residents.

Finally, additional design elements have been incorporated into each precinct to establish high levels of surveillance and safety which will also contribute positively to social wellbeing. Public-private interface treatments (particularly fencing) achieve the necessary balance between creating privacy for residents, whilst preserving a degree of visual permeability that ensures high levels of passive surveillance of public

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?

Yes

If yes, please explain:

As above and attached (AEE)

## 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:

One of the Applicant Party- 215 Riverbend Ltd's Director plead guilty in 2019 to discharging contaminants to air through burning demolition debris at a development at Tangoio, Napier, in contravention of Rule 75 of the Hawke's Bay Regional Coastal Plan. Receiving a Fine

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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:

matthew holder

Important notes