

Response ID ANON-URZ4-5FCV-9

Submitted to Fast-track approval applications
Submitted on 2024-04-28 16:21:08

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Willian John Edmund Lynch and Erica Lesley lynch (Bill & Erica Lynch)

2 Contact person

Contact person name:
Willian John Edmund (Bill) Lynch

3 What is your job title

Job title:
Managing 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:

lot 2 DP 2139 Lots 1 & 2 DP19273 BLK II Moutere SD

81 Seaton Valley Road Mapua, Tasman

File upload:

Seaton Valley Road boundaries.pdf was uploaded

Upload file here:

Seaton Lakes Sanctuary - lake Seaton.jpg was uploaded

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

Yes

upload file:

Lynch WJE & EL Seaton Vly Road title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

William John Edmund Lynch and Erica Lesley Lynch

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:

Joint owners

Section 2: Project details

What is the project name?

Please write your answer here:

Seaton Lakes Sanctuary (residential and aged care development)

What is the project summary?

Please write your answer here:

Re-zoning Rural-residentially zoned land and Consenting it for medium density residential development and/or aged care services. The land is lying idle and has been so for 12 years. Tasman District Council (TDC) identify the site as ideal and important to address the Region's chronic housing shortage . TDC have been laboring through due process for some years.

What are the project details?

Please write your answer here:

The purpose of the project is to enable re-zoning and development of idle land into residential housing sections and/or aged care facilities.

The property is one of the largest parcels identified by Tasman District Council's (TDC) Mapua Future Development Planning to relieve regional housing crisis pressures.

Unprecedented Regional housing shortages have driven up rents, section prices and house prices to crisis levels. Demand and supply are critically out of balance. TDC and the willing land owner of ideal section bearing land are unable to mitigate the Planning and Consenting 'slow progress' charter that has become ingrained and accumulated by degrees as a norm over a period of time. The project isn't controversial having undergone several rounds of submissions and hearings with minimal adverse reactions.

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

Please write your answer here:

Following robust due process and thorough consultation a first proposal on a Draft re-zoning attempt for the area by TDC consulted on 2021 and 2022 with submissions required and lodged April 2022. TDC appeared to shelve this process in pursuit of a "Masterplan" project for Mapua. This "masterplan" repeated further rounds of consultation, meetings and submissions which recently closed for feedback. TDC is now preparing to finalize the Masterplan and yet again seek Submissions on the finalized Masterplan before any formal Plan Change for rezoning is pursued. This will involve a further process of submissions, hearings and decisions. It is therefore unlikely any re-zoning decision will be in place before 2026/2027pending the absence of appeals.... (without intervention signaled by the Minister's Bill)

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

Please write your answer here:

Resource Management Act 1991 - resource consent

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

Please write your answer here:

Tasman District Council - (Anna McKenzie - planning)

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

Please write your answer here:

Submissions, hearings, consultations, meetings in due process, over years

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

Yes

Please explain your answer here:

Tasman District Council
to grant planning approval for re-zoning the land from Rural Residential zoning to residential /aged care zoning, then Resource Consent to develop into residential sections.

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

Please write your answer here:

A number of competent and successful developers are interested to be available to JV rapid development of the property. Staig & Smith Nelson (principal Jackie McNae) will provide project management and professional attendances to all Regulatory and Statutory requirements. Idle status of the property presents opportunity for immediate commencement. Funding availability isn't considered problematic.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Tasman District Council (Anna McKenzie)

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:

Liaison and consultation with Tasman district Council has evolved for a number of years.
Ongoing Submissions, hearings, consultations, meetings, attendances, site visits
Staig & Smith (Nelson property development Consultants - Jackie McNae) have formally submitted and, attended hearings, and represented the applicants in due process
Full co-operation and ongoing support has been maintained with Tasman District Council in Council's attempts to re-zone the land and expedite it's development

(an example attached)

Upload file here:

Seaton lakes re-zoning TDC update March 2022 .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:

Nil - awaiting seemingly never ending processes to re-zone the land and evolve the infrastructure

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

None apparent at time of the application

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:

not applicable

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:

No adverse effects known. The property has it's own lake(s), waterways and natural eco-systems that will be preserved and enhanced as features of the property

Upload file:

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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:

It is a typically ordinary residential housing re-zoning and Consenting project

File upload:

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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:

A relatively straightforward non-controversial housing project, sought by TDC planners to rezone idle rural land into residential and/or aged care, is now years undergoing and enduring a slow grind due process that could still be years away from achievement. Meanwhile chronic housing shortages in the Region continue to impact adversely on property prices (supply/demand) and residential rental supply.

Fast-tracking the land's zoning to Residential/aged care, and granting Resource Consent will unlock availability for rapid development that will ease the

supply and demand pressures.

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 TDC planners a common sense planning progression from zoning change to Resource consent. It will fast track urgently required stocks of sections, houses, and possibly aged-care facilities

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

Local government plan or strategy

Please explain your answer here:

Yes, Tasman District Council (and Nelson City Council) have invested significant resources to a long term priority (Future Development Strategy etc) in trying to release more residential land. It is a high priority in the Region

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

infrastructure required to service the development will be extended from nearby recent residential property developments

Will the project:

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

Please explain your answer here:

a certainty

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

it addresses housing supply and demand imbalances. it provides for significant capital investment. It provides critical housing for an expanding economy

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:

less vehicular satellite travel by enhanced local services and autonomy

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

Yes

Please explain your answer here:

Resource Consenting will attend to these matters

Will the project address significant environmental issues?

Yes

Please explain your answer here:

large natural lake and waterways will be incorporated into the planning (Seaton Lakes Sanctuary) Harmonious environmental living will be a key feature.

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

Yes

Please explain your answer here:

TDC have pursued the projects eligibility for some time. It was identified in their FDS Future Development Strategy

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:

The site is situated higher than forecast sea level rise zones

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 - not applicable

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:

William J E Lynch & Erica L Lynch

Important notes