

Response ID ANON-URZ4-5FKW-J

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:14:17

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Ford Land Holdings Pty Ltd

2 Contact person

Contact person name:
Geoffrey Ford

3 What is your job title

Job title:
Chairman

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:

PO Box 501 Neutral Bay Junction 2089 Australia

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:

Application sites are as shown in the attached document.

File upload:
Application Sites.pdf was uploaded

Upload file here:
No file uploaded

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

Yes

upload file:

CT's.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Site 1: Tauranga City Council.

Site 2: Ford Land Holdings Pty Ltd.

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:

Fee Simple for Site 2: Ford Land Holdings Pty Ltd.

Section 2: Project details

What is the project name?

Please write your answer here:

Te Tumu Urban Growth Area

What is the project summary?

Please write your answer here:

Te Tumu Urban Growth area provides at least 6000 houses, industrial land and a town centre on 740 ha of land that has been identified for development for the last two decades. It is the single largest housing project of its kind in New Zealand and will significantly help to close the housing crisis gap in Tauranga.

What are the project details?

Please write your answer here:

Tauranga is facing a housing crisis with a current shortfall of 5,500 homes. Te Tumu is a one-stop solution to this problem.

Te Tumu Urban Growth Area is located east of Papamoa in Tauranga. It was identified by the Tauranga Council as a growth area 20 years ago, but has been beset with delays and a lack of urgency from the council. With a decade's worth (\$1.8 million) of detailed planning already complete that demonstrates true resilience to all natural hazards, the project is ready to go now.

It will deliver:

- Conservative projection of at least 6000 houses
- Approx 100ha for industrial and commercial activity to provide local employment
- A proposed marine precinct
- Neighbourhood and town centres to provide for new residents' needs.
- Land for reserves and schools working with Council and the Ministry of Education

Te Tumu is one of the most well-studied pieces of land in New Zealand, providing confidence that urbanisation is not only appropriate but also that it is logical. This includes technical reports on natural hazards (geotechnical, seismic and liquefaction, sea level rise, coastal erosion and coastal inundation, tsunami, flooding); ecology (terrestrial/fauna/flora and freshwater); transportation (including multimodal transport opportunities); reticulation networks (water, wastewater), stormwater management (including a stormwater management strategy); landscape and visual (including coastal and natural character); archaeology (including areas of significance to Māori); cultural values; and recreation and open space planning.

Urban design, economic and spatial planning have facilitated the pattern of development in the Structure Plan, supporting the use of 400 ha of land for urban development (housing, industry and centres), while 340 ha is subject to natural hazards, cultural and ecological constraints, or requirements to provide for stormwater management.

Solutions have been designed for transport connections and public transport provision through Te Tumu to Papamoa and via a new Kaituna Link bridge to the Tauranga Eastern Link and the Rangiuru Business Park.

Te Tumu remains the best and most practical volume based solution to Tauranga's housing crisis. While the process with the landowners and the council is back on track, it could progress significantly faster. Fast Track listing will enable construction to commence on critical infrastructure to be followed by construction of needed housing. Tauranga City Council is also requesting Fast Track for the Kaituna River stormwater overflow, one of the important infrastructure components of Te Tumu.

The attached powerpoint provides an overview of the individual aspects discussed above (refer Attachment 7, which is attached as part of a later section).

It is appropriate for the Ford and Tauranga City Council sites 1 and 2 to be considered as a comprehensive package and part of the wider Te Tumu growth area. This is because all developments anticipated within these areas complement each other and they all provide beneficial outcomes that can be quickly realised for the new 15,000 resident community of Te Tumu.

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

Please write your answer here:

The Kaituna River overflow would be lodged in 2025. These are works already required as part of the Stormwater Management Strategy.

A plan change to rezone the land is being prepared for notification in 2025. Decisions are expected in 2026.

Construction is planned to commence in 2027 which would involve multiple stages over a period of 20 years. Commencing infrastructure construction (for example the Kaituna River overflow) is important to improve the speed at which housing can be delivered.

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

Please write your answer here:

- Resource Management Act 1991 for regional and district resource consents
- Heritage New Zealand Pouhere Taonga Act 2014

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

Please write your answer here:

Tauranga City Council
Western Bay of Plenty District Council
Bay of Plenty Regional Council

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

Please write your answer here:

A plan change application to rezone the land for urban purposes will be notified in 2025.

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

No

Please explain your answer here:

No approvals are required.

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

Please write your answer here:

Detailed design would occur in 2025 to 2026 associated with infrastructure.
Construction would commence in 2027.
The design of subdivision for housing would commence in 2027 and would involve multiple stages over a period of 20 years.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Local authorities

- Tauranga City Council
- Western Bay of Plenty District Council
- Bay of Plenty Regional Council

Iwi groups

- Ngāi Te Rangi represented by Ngāi Te Rangi Iwi Trust
- Ngāti Pūkenga represented by Ngāti Pūkenga ki Tauranga Trust
- Ngā Pōtiki represented by Ngā Pōtiki a Tamapahore Trust
- Ngāti He represented by Ngāti He Trust

- Tapuika represented by Tapuika Iwi Authority
- Waitaha represented by Te Kapu o Waitaha
- Ngāti Whakaue ki Maketu represented by Te Rūnanga o Ngāti Whakaue ki Maketu
- Ngāti Pīkiao represented by Ngāti Pīkiao Environmental Society
- Te Ure O Uenukukopako represented by Ngāti Uenukukopako Iwi Trust
- Ngāti Rangiwewehi represented by Te Maru o Ngāti Rangiwewehi
- Ngāti Rangiteaorere represented by Ngāti Rangiteaorere Koromatua Council.

Relevant Treaty settlement entities

- Most of the entities listed in above list.

Applicant groups under the Marine and Coastal (Takutai Moana) Act 2011

- Ngā Pōtiki represented by Ngā Pōtiki a Tamapahore Trust
- There maybe others. TBA

The following adjacent sites:

- 13620l Papamoa Beach Road - Pt Tumu Kaituna 12 MI1916a
- L12086 Papamoa Beach Road - Tumu Kaituna 8b No 1 Blk V Te Tumu S D
- R581 Bell Road - Lot 7a MI 1916
- 12084l Papamoa Beach Road - Lot 7b2 MI 336185
- 10348l Papamoa Beach Road - Tumu Kaituna No 14 Blk V Te Tumu Sd
- 14530l Papamoa Beach Road - Tumu Kaituna 11b No 2 Blk V Vi Te Tumu Sd
- Kaituna Road -Sec 6 So 458341
- Kaituna Road -Lot 1 Dps 37343
- Kaituna Road - Ptlot 1 Dp 18072
- Kaituna Road -Ptlot 1 Dp 10524
- 426 Kaituna Road -Ptlot 2 Dps 6501
- 444 Kaituna Road - Ptlot 1 Dps 6501
- 336 Kaituna Road- Sec 5 So 12541/B
- Ford Road - Ptsec 3 So 25204
- Ford Road - Lot 1 Dps 12129
- Ford Road - Lot 2 Dps 12129
- Ford Road - Lot 3 Dps 12129

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:

Please refer to the summary of consultation in Attachment 6.

Upload file here:

Attachment 6 - Summary of Consultation.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:

No Public Works Act 1981 process has already been undertaken.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The geographic locations are within the Ngāi Te Rangi, Ngā Pōtiki, Waitaha, Ngāti Pūkenga and Tapuika statutory areas of interest.

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?:

Not that we are aware of.

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:

Attachment relates to the project description section.

Upload your assessment if necessary:

Attachment 7 - Te Tumu Presentation.pdf was uploaded

Section 5: Adverse effects

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

Please describe:

Please refer to Attachment 4 for this assessment.

Upload file:

Attachment 4 - Adverse Effects.pdf 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 refer to Attachment 5 for this assessment.

File upload:

Attachment 5 - NPS : NES Assessment.pdf 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 applicant has many years of experience working with the current approvals system and are acutely aware of the current pitfalls and regulations that constrain it. For example, significant resource has been put into the Structure Plan that will enable Te Tumu.

Tauranga is expected to continue being a location for significant growth. Utilisation of the fast-track approval process will enable any application for enabling infrastructure to be processed in a more timely manner and cost effective process, providing the submitter and the housing market with greater certainty, by enabling the construction phase to commence sooner. The fast-track processes still ensuring proposals are subject to robust review and appropriate conditions. Once the reasoning is in place, the fast-track approval process will enable subsequent applications for the design of subdivision, development and infrastructure to support housing and commercial activity.

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

Please write your answer here:

Including the projects on the Schedule 2B list will assist with the efficient operation of the fast-track approval process. The submitter are considering appropriate consenting pathways at this stage, particularly for infrastructure. Including the projects on the Schedule 2B list will allow the projects to be further developed with certainty on the consenting pathway requirements.

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

Central government plan or strategy

Please explain your answer here:

- National Policy Statement for Urban Development – including by the provision of housing in a Tier 1 urban environment, and providing facilities that will contribute to a well-functioning urban environment;

- Government's Policy Statement on Housing and Urban Development – the Project is in line with the GPS-HUD because it supports connected communities that are walkable and integrated. It also provides recreational activities and substantial employment opportunities imbedded into the community, improving the quality of life of those living in the area. The project will provide homes for thousands.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

It is intended that the project would have the opportunity to deliver roading (for example the Kaituna Link), reticulated networks and stormwater infrastructure of regional significance.

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 provide at least 6000 new houses in a staged manner.

Te Tumu is recognised by both the Regional Council and City Council as being strategically important in terms of its location and ability to accommodate projected growth. Te Tumu is identified as part of the Eastern Corridor for growth in SmartGrowth, along with the District Plan and Regional Policy Statement.

The projects will contribute to a well-functioning urban environment in that it will assist the City's housing crisis and will provide for a variety of homes to meet the needs of different households in terms of type, price and location, good connectivity to jobs, community services, natural spaces and open spaces, active travel (such as walking and cycling), and it provides the ability to reduce Vehicle Kilometres Travelled and associated greenhouse gas emissions. All of these components are necessary to provide for a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Te Tumu is one of the largest urban projects in New Zealand. It includes:

- Conservative projection of at least 6000 houses
- Approx 100ha for industrial and commercial activity to provide local employment
- A proposed marine precinct
- Neighbourhood and town centres to provide for new residents' needs.

Our economists advise that each dwelling in large greenfields developments generates on average 3.5 to 4.5 FTE years of employment, when all employment on-site and off-site is accounted for. This includes pre-development planning and professional works, site works and preparation, construction, off-site fabrication, and transport and storage of materials. Conservatively this is 21,000 FTEs.

Conservatively the housing development achieve between **s 9(2)(b)(ii)** to the 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:

The projects will enable future residents to be conveniently located with respect to employment, the adjoining The Sands sub-regional town centre, the proposed Te Tumu centre, medical facilities, schools and recreation facilities. Our research indicates that these locational attributes, along with opportunities for public transport, walking and cycling in the design of subdivision and development, result in a reduction in vehicle kilometres travelled (VKT). The location of Te Tumu and the integration with the road network, along with the opportunity to design a well-integrated community will support non-motorised travel (for example walking to school and local shops), and reduced greenhouse gas emissions.

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

Yes

Please explain your answer here:

The developable land within each site is clear of high risk natural hazards. Stormwater management will attenuate stormwater so that there is no increase in flooding downstream.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will, utilising the structure plan:

- Avoid development in areas subject to high risk of natural hazards (geotechnical, seismic and liquefaction, sea level rise, coastal erosion and coastal inundation, tsunami, flooding). There is a high level of information to understand the areas of Te Tumu that are not capable of development because of the presence of these hazards, and the areas where hazards can be managed and mitigated so that they are of low risk.
- Detailed geotechnical investigations are required at the time of development to consider the compaction of soils, earthworks and foundation design in order to manage the risks of seismic activity, lateral spread and liquefaction. The existing investigations identify a number of geotechnical options to address these (similar to those that exist along Papamoa which has the same soil conditions). Minimum development levels (RLs) are also recommended.
- A stormwater management strategy has been developed to managed stormwater discharges from the site and the flood channel linking to Papamoa. Part of this is the Kaituna River overflow that Council is pursuing.
- Avoid areas of high ecological values (terrestrial/fauna/flora and freshwater);
- Avoid areas with significant cultural values and archaeological and built heritage features.

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

Yes

Please explain your answer here:

The site has been identified for some time in the District Plan as land suitable for future urban development, with a zone of Future Urban (Te Tumu). The Council and landowners are preparing a plan change to rezone the land for urban activities. Te Tumu represents a large area of land capable to accommodating urban development.

Change 6 (NPS-UD) to the Regional Policy Statement seek that planning is more responsive to urban development proposals, enabling additional development capacity, regardless of whether it is planned in existing planning documents. Changes therefore sought the removal of urban growth density and locational limits, instead providing for unanticipated or out of sequence urban growth and growth of urban activities outside urban environments if it can demonstrate that sound resource management principles can be achieved. The project is consistent with this direction.

The Regional Policy Statement indicates that the region seeks to establish an additional 13,800 dwellings in the 2020-2030 short-medium term within Tauranga City (refer Policy UG 25B), with an even larger number required across the wider region, and into the longer term. The proposal is of a scale that can contribute to achieving this housing bottom line set by the Regional Council in order to meet anticipated demand and growth.

The Region's Smart Growth Strategies (2013, 2018 and draft 2023) have recognised Te Tumu (housing, employment and centres) as part of the Eastern Corridor (a key growth area). This includes the existing strategy and the 2023 version (currently in deliberations). Infrastructure to support Te Tumu is identified as commencing from 2024 and staging through 2027 and 2034.

Te Tumu is anticipated as part of the assumptions underpinning growth projections in the HBA (with houses being occupied from 2034, along with the provision of employment land and centres).

Funding for the plan change and continued planning of Te Tumu is in the City Council's LTP. This includes funding for the consenting of the Kaituna River overflow.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

The requested listing is sought for Site 1 and Site 2.

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

Significant investigations have been undertaken into natural hazards and the effects of climate change. This includes geotechnical, seismic and liquefaction, sea level rise, coastal erosion and coastal inundation, tsunami, and flooding.

Areas subject to the adverse effects of sea level rise, coastal erosion, coastal inundation, tsunami and flooding hazards have been set aside in the Structure Plan and would not be subject to housing development.

Detailed geotechnical investigations are required at the time of development to consider the compaction of soils, earthworks and foundation design in order to manage the risks of seismic activity, lateral spread and liquefaction. The existing investigations identify a number of geotechnical options to address these (similar to those that exist along Papamoa which has the same soil conditions). Minimum development levels (RLs) are also recommended.

A stormwater management strategy has been developed to managed stormwater discharges from the site and the flood channel linking to Papamoa. Part of this is the Kaituna River overflow that Council is pursuing.

These measures will ensure that the effects of natural hazards and climate change are managed and mitigated to a low level of risk consistent with the regional Policy Statement and New Zealand standards.

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:

No compliance and/or enforcement actions have occurred.

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:

Geoffrey Ford

Important notes