

## Response ID ANON-URZ4-5FN2-G

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 23:56:51

### Submitter details

Is this application for section 2a or 2b?

2A

#### 1 Submitter name

Individual or organisation name:  
Kingsgate Holdings Limited

#### 2 Contact person

Contact person name:  
John Farquhar

#### 3 What is your job title

Job title:  
Director of Applicant Company

#### 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:

Kingsgate Holdings Limited  
PO Box 1105  
Palmerston North

#### 7 Is your address for service different from your postal address?

Yes

Organisation:  
Proarch Consultants Limited

Contact person:  
Amanda Coats

Phone number:

s 9(2)(a)

Email address:

s 9(2)(a)

Job title:  
Consultant planner and registered architect

Please enter your service address:

Kingsgate Holdings Limited  
C/- Proarch Consultants Limited  
306 Church Street  
Palmerston North

## Section 1: Project location

Site address or location

Add the address or describe the location:

219-235 Tremaine Avenue and 16-18 Henley Court, Palmerston North

File upload:

[2024] Kingsgate Holdings Location Plan.pdf was uploaded

Upload file here:

5159 Kingsgate - Scheme Plan - P1.09-V10 & P1.23-Z14.pdf was uploaded

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

Yes

upload file:

[2024] Kingsgate Holdings Legal Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Kingsgate Holdings 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:

The applicant is the owner of the land

## Section 2: Project details

What is the project name?

Please write your answer here:

Kingsgate - Oriana Reserve

What is the project summary?

Please write your answer here:

The proposal is to provide for 93 to 97 one to two-storey affordable residential houses for the first home or downsized market with excellent urban connectivity in Palmerston North.

What are the project details?

Please write your answer here:

The project is to achieve integrated development of a residentially zoned area of Palmerston North to respond to a short term shortage of residential land supply by fast-tracking

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

Please write your answer here:

A comprehensive plan for the development of the area has been developed which adopts a sustainable approach to urban growth. The land adjoins Tremaine Avenue with a bus stop on the frontage of the site. Stormwater detention on-site with rainwater tanks is proposed. A 10-year consent is sought.

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

Please write your answer here:

Approval is sought under the Resource Management Act 1991 for resource consent

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

Please write your answer here:

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

Please write your answer here:

There are no other applications before Palmerston North City Council or Horizons Regional Council in relation to this land.

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

No

Please explain your answer here:

The applicant company has the same ownership as the land ownership.

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

Please write your answer here:

With resource consent in hand detailed design is scheduled to commence in 2025, the project is likely to be a negotiated procurement process. The works will be staged working from Tremaine Avenue to advance roading and dwellings as works progress.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Palmerston North City Council  
Horizons Regional Council  
Rangitane o Manawatu

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:

Consultation has been undertaken with Palmerston North City Council.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

The Public Works Act 1981 does not apply.

### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Crown and Rangitane o Manawatu signed a deed of settlement of all their Treaty of Waitangi claims on 1 May 2015. The project does not involve any assets that are subject to that claim.

The proposal site is located within the Rangitāne o Manawātū area of interest and Statutory Acknowledgement area as seen on the Deed of recognition map OTS-182-20 – Statutory Acknowledgement for the Manawatu River and Tributaries. The proposal does not take place near any tributaries or within the vicinity of the Manawatu River. The mauri of the Manawatu River is preserved.

Rangitāne o Manawātū has primary involvement in the central urban area of the city. There are several sites with cultural heritage value in proximity to the site, notably around Te Marae o Hine and including the Square itself. However, the proposal is fully contained on its own standalone parcel which is bound by Tremaine Avenue on one side, the railway on the other, the land is adjacent to industrial land and Henley Court. Whilst Statutory Acknowledgement is made for this site, our assessment is that there is no adverse effect on the area of features protected under Rangitāne o Manawatu's Statutory Acknowledgement.

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:

The project is generally consistent with the PNCC Operative District Plan with minor non-compliances. Please refer to the attached assessment.

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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:

National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 is directly relevant. Additional housing is provided.

National Policy Statement for Highly Productive Land 2022

There is not impact on HPL

National Policy Statement for Freshwater Management 2020

There are no freshwater or wetland environments in the project area.

National Policy Statement for Indigenous Biodiversity 2023

There are no material indigenous biodiversity values associated with the site.

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:

Access to the fast track process will provide a more timely and cost efficient consenting process and as a result will:

(a) significantly speed up development of this area.

(b) assist in meeting NPS-UD requirements by enabling earlier delivery of housing capacity and assisting with a short term greenfield capacity shortfall in Palmerston North.

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

Please write your answer here:

Not aware of any likely impact but this is best answered by MFE.

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

Other

Please explain your answer here:

In the Operative District Plan residential zoning.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

No, it is not an infrastructure project.

Will the project:

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

Please explain your answer here:

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

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will increase the supply of housing in the short and medium term addressing in part a shortfall in short term greenfield capacity and meeting medium term demand. In this regard it will address assessed housing needs.

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?

No

Please explain your answer here:

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

No

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

The land is urban and zoned residential

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:

## 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:

The applicant has never had any compliance or enforcement action taken on any projects or activities.

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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:

Amanda Coats (Proarch Consultants Limited) on behalf of North Eastern Investments Limited

Important notes