

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 18:54:33

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Te Runanga o Ngai Takoto

2 Contact person

Contact person name:  
Craig Wells

3 What is your job title

Job title:  
CEO

4 What is your contact email address?

Email:  
§ 9(2)(a)

5 What is your phone number?

Phone number:  
§ 9(2)(a)

6 What is your postal address?

Postal address:

PO Box 262,  
Kaitiāia 0410.

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:

0 Hukatere Road, Waiharara, Far North [Pt Lot 3 DP 23654] [NA625/21] - Campground Development

258 Sandhills Road, Awanui, Far North [refer Appendix 1 for legal descriptions and titles] - Housing & Water Storage

126 State Highway 1, Awanui, Far North [Lot 3 DP 547587] [935188] - Housing Development

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

Yes

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Who are the registered legal land owner(s)?

Please write your answer here:

Refer to earlier attachments.

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 has a legal interest in all sites except for the housing development site in Awanui which would be subject to a sale and purchase agreement if successful in being fast tracked.

All other sites are in control of NgaiTakoto

## Section 2: Project details

What is the project name?

Please write your answer here:  
NgaiTakoto Fast Track Projects

What is the project summary?

Please write your answer here:

To enhance NgaiTakoto economic, environmental, social and cultural interests through land development in housing, water storage, and camp site redevelopment in the Far North District.

What are the project details?

Please write your answer here:

The project is multi faceted.

Two of the components within the overall project revolve around housing. These would result in 140 residential allotments / dwellings at Awanui and up to 30 at the NgaiTakoto farm landholdings in Ahipara [170 in total]. The developments serve different purposes.

The development at Awanui would service housing needs in central Kaitaia / Awanui for families and individuals, whilst housing on the farm landholdings seeks to provide additional benefits to workers by providing accommodation. It is a win-win for NgaiTakoto in retaining staff and providing good quality living environments where workers live, work and play.

The water storage project would be located at the NgaiTakoto lands in Ahipara. This landholding is ~1000ha in size. The water storage project would facilitate additional rural production industries on the landholdings and in the surrounds [not too dissimilar to what is seen in the Mid-North through the provision of water storage and in Kaipara].

It is envisaged that the water storage dam could have a capacity of roughly ~3million cubic litres. There would be potential for the water storage dam to assist in times of drought for public supply as well as being available for use at times of civil emergency [i.e fire use].

The redevelopment of a campsite holds strong cultural and social imperatives by allowing NgaiTakoto whanau to return to their landholdings throughout the year, experience Te Oneroa a Tohe [90 Mile Beach] whilst allowing NgaiTakoto facilities to be improved for special events and across the seasons.

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

Please write your answer here:

None of the projects are linked to one another and can start independent of one another.

The housing project in Awanui would be staged in order as follows:

Stage 1 - 40 houses.  
Stage 2-3 - 40 houses  
Stage 3-5 - 40 houses  
Stage 4-10 - 20 houses

Housing to supplement workers at the NgaiTakoto landholdings would like occur in stages of 5-10 per year until completed.

Development at the campsite would occur in one stage providing infrastructure initially and then providing additional camp site and accommodation areas.

The water storage project would be undertaken in phases subject to technical feasibility, procurement and funding.

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

Please write your answer here:

Approvals are sought as follows [in accordance with Part 2 Section 10 of the Fast Track Approvals Bill]:

(a) A resource consent under the Resource Management Act 1991.

This includes a land use and subdivision consent from the FNDC [Section 9 and 11 respectively of the RMA]. Consent are also likely from the Northland Regional Council in terms of their requirements for land disturbance / earthworks, wastewater disposal, and activities associated with the damming of water.

Heritage Approvals may be required in the event that archaeology is found on any of the project sites.

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

Please write your answer here:

Far North District Council and Northland Regional Council

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

Please write your answer here:

Nil

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

Yes

Please explain your answer here:

The Awanui site is not currently under contract, but would be should the project be successful.

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

Please write your answer here:

Detailed design for all projects could be undertaken and completed within 1 year of approval, with some of the housing details being completed much earlier than this [6-8 months].

Procurement would be completed prior to detailed design [or largely completed] such that suppliers would be engaged and committed to finalise requirements and conditions of any fast track approval.

On completion of detailed design funding aspects would take 6 months - a year to work through and finalise with project partners.

Site works for housing would operate on a staged basis as previously indicated. Completion of all works would take between 3-10 years.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

• Relevant local authorities

Far North District Council, Northland Regional Council

- Relevant iwi authorities

Te Rūnanga o Ngāi Takoto, Te Rūnanga-a-Iwi o Ngāti Kahu, Ngāti Kuri Trust Board, Te Rūnanga Nui o Te Aupōuri Trust, Te Rūnanga o Te Rarawa

- Relevant Treaty settlement entities

As above.

- Protected customary rights groups

Nil

- Customary marine title groups

Nil

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

Nil

- Any person with a registered interest in land that may need to be acquired under the Public Works Act 1981

Nil

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 Awanui Housing Project has been discussed with FNDC on numerous occasions particularly around some of the constraints associated with their infrastructure to service such a development. This has been taken into account through potential design of the site to be self sufficient in terms of 3 waters where possible and hooking up to services when possible. No direct consultation with NRC has occurred as of yet however this would be considered through the design of the proposal and the self servicing of the development.

In terms of the additional farm housing and campgrounds proposed, these have not been circulated widely but would be developed in general accordance with FNDC and NRC requirements.

In terms of consultation with wider iwi representatives and organisations within Te Hiku the iwi share their development aspirations generally but not necessarily specifically. Water storage is not a new concept and the use of water to support iwi goals of increased production is not adverse culturally.

Similarly, the provision of housing in areas of shared interest is not a competing matter. Rather one which helps the district thrive.

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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:

Nil

#### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

We have attached the relevant Deed of Settlement Summary of each relevant Treaty Settlement to a later question below.

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?:

There are none known at this stage.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

Yes

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:

We use the attachment option below to provide a summary of the Iwi Settlements in Te Hiku as there are multiple.

Upload your assessment if necessary:  
Settlement Summay.pdf was uploaded

## Section 5: Adverse effects

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

Please describe:

Refer to attachment below.

Upload file:  
Appendix - Potential Adverse Effects.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:

refer to attachment below.

File upload:  
Appendix - Assessment of Higher Order Documents.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:

Yes the fast track process will simplify approval processes and reduce costs.

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

Please write your answer here:

Nil

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

Other

Please explain your answer here:

Not specifically but the purpose of the project - to provide housing and increase water storage for productive activities and public use is prevalent throughout central government, regional and local authority strategy and plans.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The water storage will result in infrastructure that could be regionally significant.

Will the project:

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

Please explain your answer here:

The housing provides both rural and urban arrangements for housing as well a temporary accommodation for visitors and others wanting to reconnect with the North, but who live elsewhere.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

There will be significant construction and development benefits associated with the development of the housing and water storage. There will be on-going economic benefits from the water storage once put to work in productive industries.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

The water storage supports production but not aquaculture specifically.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Not relevant

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

Yes

Please explain your answer here:

Through water storage there is indirect benefits of climate change mitigation.

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

Yes

Please explain your answer here:

The water storage aspect supports resilience generally.

Will the project address significant environmental issues?

No

Please explain your answer here:

Nil known

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

Yes

Please explain your answer here:

There are limited concerns with regional or local planning documents / strategies as the provision of housing and water storage for more productive uses is generally agreed as a good outcome.

Anything else?

Please write your answer here:

The proposal has been grouped for the purpose of drafting the application however the decision makers may feel that there are two projects. The water storage project and the housing projects. These can be de-coupled if required.

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:

In the sense that locations may be flood prone or subject to land instability. These can be mitigated through engineering designs and controls.

## 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

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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:

Craig Wells

Important notes