

Response ID ANON-URZ4-5FYB-B

Submitted to Fast-track approval applications
Submitted on 2024-05-02 16:19:14

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Stratford Park Limited

2 Contact person

Contact person name:
philip macey

3 What is your job title

Job title:
Chairman Steering Committee

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:

109 Powderham St
New Plymouth

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

Yes

Organisation:
Baker Tilly

Contact person:
philip macey

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Chairman Steering Committee

Please enter your service address:

PO Box 146
New Plymouth

Section 1: Project location

Site address or location

Add the address or describe the location:

Stratford A&P 19 Flint Road and Taranaki Motorsport Facility Trust Monmouth Road

File upload:

Stratford Park_COMBINED - R5.pdf was uploaded

Upload file here:

Stratford Park_MS LAYOUT_R2.pdf was uploaded

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:

Stratford Agricultural and Pastoral Association Incorporated
Taranaki Motorsport Facility Charitable Trust
James Donald Gilbert and Nola Isabel Gilbert (land to be acquired)

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:

Stratford Park is a Partnership between local community groups, education providers and local s 9(2)(b)(ii) Stratford Agricultural and Pastoral Association Incorporated (A&P) and the Taranaki Motorsport Facility Charitable Trust (TMT) are the founding Strategic Partners and are also the two shareholders of Stratford Park.
Stratford Park Limited will not own any assets however it will be the public face of Stratford Park. A&P and TMT will own their sections of land and Facilities thereon.
The land owned by the Gilbert's will need to be purchased before construction, an option to purchase has been agreed.

Section 2: Project details

What is the project name?

Please write your answer here:

s 9(2)(b)(ii)

What is the project summary?

Please write your answer here:

s 9(2)(b)(ii)

What are the project details?

Please write your answer here:

Out of Scope

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

Please write your answer here:

5 stages are proposed, as per the plans attached.

Stage 1 will involve the main connections to power, sewer and water, installation of the section of roadway shown in stage 1, and at this time the installation of the walkway, stormwater detention and the landscape planting of the open space area adjacent to the waterway on the site will be completed.

Stages 2-5 will gradually build on the base established in stage 1, with the roadways and services extended as stages progress

Works on stage 1 will begin as soon as practical after consent is obtained. It is anticipated that the further staging will roll out over 6-10 years, depending on demand.

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

Please write your answer here:

Resource Management Act 1991

- Resource consent for staged subdivision and development. (Regional and District)

May involve

Wildlife Act 1953

Freshwater Fisheries Regulations 1983

Heritage New Zealand Pouhere Taonga Act 2014

Conservation Act 1987

Reserves Act 1977

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

Please write your answer here:

New Plymouth District Council

Taranaki Regional Council

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

Please write your answer here:

Out of Scope

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

No

Please explain your answer here:

No. Owner is decision maker.

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

Please write your answer here:

Out of Scope

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The mission of the project is to develop an outstanding facility, which offers something for everyone, to learn, grow and enjoy. Through collaboration with iwi, hapū and the wider community, our park will bring engagement and prosperity to the region for generations to come. Our board includes representatives of relevant iwi entities and we have ongoing engagement with the local council, who is supportive of the project. The project is known to those in the community who would be affected and they are aware of the benefit to the entire Taranaki community this project would provide. The Stratford community will benefit most through education this will support the youth of Stratford, encourage their development and provide opportunities for them to stay in the district. Māori would also specifically benefit.

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:

Relevant settlement entities have have supplied two members for our board. This partnership will insure that the development provides for the needs of Māori and integrates this with the parks development.

Our local deputy CEO of Te Pukanga is also on our board. We have formed working relationships with Te Pukanga, MSD, local schools and community groups. We have carried out several large events promoting the facility and engaging with the community.

s 9(2)(b)(ii) to support this development. This was specifically to enable the purchase of the land on which to develop a multi-use sports and events hub for the town. When we submitted our proposal to the council it received over 630 submissions in favour of our facility - the largest ever response to a proposal considered by Stratford District Council. We continue to engage with community groups, building relationships ready for the time we have facilities they can operate from.

Upload file here:

Stratford Park Business Case _18NOV.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:

Unlikely to be required

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The site is within the rohe of Ngāti Maru and Ngāti Ruanui and they exercise kaitiakitanga for the purposes of the Resource Management Act 1991. These areas are based on the Area of Interest agreed between these iwi and the Crown. It is worth noting that it is also in close proximity to the boundary of the rohe of Ngāruahine (located on the opposite side of SH3).

The Ngati Ruanui Claims Settlement Act was passed in 2003.

The Ngati Maru Claims Settlement Act was passed in 2022.

There are no specific statutory acknowledgments on the site however the Patea River is the subject of a Statutory Acknowledgement, and the Kahouri Stream is a Tributary of this River, and this is acknowledged.

Ngāti Ruanui has an Environmental Management Plan which will inform the development of the proposal.

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 Stratford Park Environmental Policy sets out the values and commitments that lay the foundation for environmental management of the Site and activities at the facilities.

An Environmental Management Plan (EMP) has been drafted to provide the framework for understanding and effectively managing potential effects of Stratford Park's activities and provides a framework for developing activity specific plans and implementing measures to meet the stated environmental commitments and objectives, so that adverse effect son the environment are avoided, remedied or mitigated, and so that environmental benefits are able to be realised.

Environmental aspects considered include:

- ☐ Emissions to air (e.g. climate gases, dust, odour, and smoke);
- ☐ Changes to site drainage resulting from earthworks, landscaping or paving etc.;
- ☐ Habitat changes (loss, alteration, and creation of new habitat);
- ☐ Landscape and visual amenity;
- ☐ Noise;
- ☐ Light;
- ☐ Resource use (non-renewable fuels, electricity, freshwater);
- ☐ Greywater and sewage;
- ☐ Stormwater;
- ☐ Traffic; and
- ☐ Solid and liquid waste.

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SP Environmental Management Plan.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:

The New Zealand Coastal Policy Statement does not apply to the proposal.

The National Policy Statement for Highly Productive Land applies to a small portion of the subject land. The area north of Monmouth Road is Class 3 rural land (based on the LUC mapping, TRC is yet to complete the regional level mapping required under this NPS) and therefore requires assessment under the NPS. As A&P showgrounds, the land use is consistent with and complimentary to productive land uses. Part of the lans is also affected by a natural inland wetland, reducing its productive capacity. Effects on productive capacity will need to be addressed in any application.

The National Policy Statement for Urban Development - is not applicable.

National Environmental Standard for Freshwater (NES-F) - the site contains natural inland wetlands and the activity is likely to trigger consents under the NES-F.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health – it is anticipated that there will be minor potential areas of soil contamination that will be identified by any PSI. The ultimate implications of this will depend on the use of the land and whether the land use will change, and earthworks requirements. At this stage, it is not anticipated to have any residential activities on the land, and the land use, while becoming more intensive, will not substantially change from that which occurs now. (it is unlikely to become more sensitive). In terms of earthworks and the potential to require consents for the movement of contaminated soil, it is envisaged that this is unlikely, but if id did eventuate, discreet one-off consents for such work would be easily obtained.

National Policy Statement for Indigenous Biodiversity – consideration of this NPS is incorporated into the Environmental Management Plan for the site. A project goal is to enhance biodiversity, and foster education around the work to do so. We will work alongside tangata whenua to understand, protect and enhance the natural ecological values and mouri of the site including soil, native flora and fauna, waterways and heritage values.

NPS Freshwater Management - the proposal is being developed in a manner to incorporate the fundamental concept of Te Mana o Te Wai. We will work alongside tangata whenua to understand, protect and enhance the natural ecological values and mouri of the site including soil, native flora and fauna, waterways and heritage values.

National Environmental Standards for Air Quality. We will work with the Council to ensure our emissions to air (e.g. climate gases, dust, odour, and smoke) and their contribution to ambient air quality is understood and appropriately managed.

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:

This is a complex and regionally if not nationally significant project which has strong local support. However, project is being led by charities for the benefit of the community. Increased certainty will improve our ability to secure the funding that is needed to progress this project. We need to fundraise all funds required. The fast track process will help us secure funding and open pathways to development that would otherwise take many years to progress.

Without the fast track process this project will be subject to lengthy delays and uncertainty. This will impact our ability to continue our current activities and plan for the future. These impact our ability to secure funding.

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

Please write your answer here:

This project is a prime candidate for this process as it has strong local and regional support and would deliver significant benefits consistent with the purpose of the act and sustainable management. It will likely gain national support once it is more widely understood. The site is well suited to the development and potential impacts on the environment can be appropriately managed, especially due to the size of the site which enables key potential adverse effects to be avoided.

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

Local government plan or strategy

Please explain your answer here:

We have asked for this project to be included as an element of the Stratford District Councils Long Term Plan(ing).

We are working with the regional facility group to ensure out prominence in the long term strategy for the region.

The Stratford District Council has highlighted its commitment to the projects through a substantial grant to start the project and are committed to assisting with its delivery given the positive impact it will have on the local community.

Will the project deliver regionally or nationally significant infrastructure?

National significant infrastructure

Please explain your answer here:

The project will deliver a facility that will provide up to 100 jobs, \$35m directly into the community each year and educational opportunities for many people.

Given the issues with ongoing operation of other motorsport venues it is likely that this facility will be a nationally significant asset.

If it is not considered nationally significant, it is undoubtedly regionally significant.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

It will assist the urban community by providing jobs and attracting people to Stratford. It will also likely attract people to other urban centres in Taranaki. Stratford Park will provide events, venues, entertainment, education and community facilities which are integral parts of a well functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Per independent BERL report this is estimated to be a direct GDP benefit to Stratford of \$35m annually.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

Yes the A&P is a key stakeholder in the project and while it has an urban focus the project will significantly support the rural community providing key facilities for the primary production sector potentially including education facilities.

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

Yes

Please explain your answer here:

Yes we are looking to provide facilities for hydrogen and electricity and are open to all forms of new technology. Consideration will be given to whether renewable generation can be incorporated in the development to maximise the sustainability of the project. There may be opportunity to undertake quarrying activities on-site as part of the development.

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

Yes

Please explain your answer here:

Yes our philosophy is to engage with and support this strategy through appropriate building techniques and engagement with appropriate organisations that can assist with delivery of this goal. Consideration will be given to whether renewable generation can be incorporated in the development to maximise the sustainability of the project. Consideration will also be given to how byproducts of the activities that occur on the site can be recycled or reused. We will strive to enshrine the principles of sustainability into all aspects of the project, and will explore ways to increase our self-sufficiency with respect of water and power and to minimise harmful emissions to air.

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

Yes

Please explain your answer here:

This project would create a community hub with appropriate facilities that could support the community and the broader Taranaki region in the event of a natural disaster. It could be used as a base for recovery from hazards - we will have large buildings to house people plus cooking facilities plus a large area to provide a base for specialist recovery teams.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Yes as per our environmental plan. The intention is to improve the environment. This will include reestablishing indigenous bush, creating QEII covenants, enhancing waterways and working with Iwi to ensure activities are undertaken in a manner that incorporates Te ao Māori

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

Yes

Please explain your answer here:

We are working to ensure that the development is included in relevant planning documents as well as the being integrated with overall regional facilities infrastructure planning.

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:

We will incorporate climate change into our plan and design the development to minimise the any risk associated with any potential changes. Therefore we do not see this as a risk, more a boundary that we need to work within. A volcano is the key feature of the region however likely flow paths are on the opposite side of the mouna.

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:

None - which is significant as the site has been used for a range of related activities for over 100 years

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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:

Philip Macey

Important notes