

Response ID ANON-URZ4-5FBH-T

Submitted to Fast-track approval applications
Submitted on 2024-05-03 11:51:42

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Ngā Pōtiki a Tamapahore Trust (NPaTT)

2 Contact person

Contact person name:
Spencer Webster

3 What is your job title

Job title:
Chief Executive Officer

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:

Ngā Pōtiki a Tamapahore Trust
PO Box 11491
Palm Beach
Pāpāmoa 3151

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:

The projects sites are located at approximately 93 Tara Road, Papāmoa.

The projects sites are bounded by Tara Road to the North and the Tauranga Eastern Link (State Highway 2) to the South.

The properties are legally described as:

Section 25 SO 457368 (Record of Title 988652)
Section 26 SO 457368 (Record of Title 988651)
Section 27 SO 457368 (Record of Title 607732)
Section 19 SO 489379 (Record of Title 849519)

File upload:
Site Locality Plan.pdf was uploaded

Upload file here:
Tara Road Master Plan.pdf was uploaded

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

Yes

upload file:
Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Crown Land (Ministry of Housing and Urban Development)

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:

NPaTT has a Right of First Refusal (RFR) over the subject properties in accordance with clauses 6.14-6.15 of the Ngā Pōtiki and Ngai Te Rangī Deed of Settlement (inserted by Deed to amend the Ngāi Te Rangī and Ngā Pōtiki Deed of Settlement dated 6 October 2014) . The properties were created as severance titles through the construction of the Tauranga Eastern Link (State Highway 2) to the south of the site and were previously held by Waka Kotahi on behalf of the crown. The Ministry for Housing and Urban Development (MHUD) acquired the land (Crown-Crown transfer) around 2020 for Housing purposes. The Housing legalisation negated any issues around the "offer back" provisions under the Public Works Act, enabling MHUD to deal exclusively with NPaTT under their RFR.

Section 2: Project details

What is the project name?

Please write your answer here:
Tara Road Development

What is the project summary?

Please write your answer here:

NPaTT were formally invited in July 2021 to submit a development proposal to acquire the land and develop housing under MHUDs "Land for Housing program", with the aim of building houses at scale and at pace and to deliver quality, affordable housing for its iwi members and Māori in general. MHUD would approve the sale on the basis that NPaTT would meet the minimum requirements being 400 housing units with no less than 30% as quality affordable housing for Ngā Pōtiki and Māori generally (i.e. some 200 homes) and the balance offered as market housing. To date extensive work has been completed, including a detailed master plan, development program and extensive technical investigation work of the land. The Master Plan provides for 605 housing units across 6 different housing typologies, therefore exceeding MHUDs minimum requirements.

What are the project details?

Please write your answer here:

More particularly, in terms of the details of the Tara Road proposal, as identified on the attached site Master Plan it includes:

- a. 605 residential allotments ranging from 100m² townhouse allotments to larger 1000m² residential allotments.
- b. A range of housing typologies including two and three storey terrace housing, single and two storey duplex housing, and single and double storey standalone housing.
- c. An approximate 2.5ha commercial precinct to support the residential development, adjacent Papamoa area and provision of community services.
- d. Large reserve areas for attenuation of stormwater and stormwater quality management.
- e. Significant native vegetation plantings in reserve areas and within roading corridors

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

Please write your answer here:

Pending fast track listing and approval, which will significantly advance the project with respect to timing, the following conceptual staging is estimated.

- Stage 1 2027 – 100 Allotments/Dwellings
- Stage 2 2028 – 100 Allotments/Dwellings
- Stage 3 2029 – 100 Allotments/Dwellings
- Stage 4 2030 – 100 Allotments/Dwellings
- Stage 5 2031 – 100 Allotments/Dwellings
- Stage 6 2032 – 105 Allotments/Dwellings

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

Please write your answer here:

The Resource Management Act.

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

Please write your answer here:

Tauranga City Council and 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:

No Resource Management Act applications have been made for development of the subject property.

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

Yes

Please explain your answer here:

As indicated above, the project is located on land currently held by MHUD. NPaTT is finalising the details of the acquisition of that land, as a RFR property, with MHUD.

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

Please write your answer here:

- Consenting via Fast Track Panel – 6 Months (2025)
- Detailed Design & Approval – Whole Site – 6 - 10 Months (2025)
- Procurement & Funding – 4 Months (2025)
- Stage 1 Earthworks/Civil Construction – 18 months (Housing Estimated Complete 2028)
- Stage 2 Earthworks/Civil Construction – 12 Months (Housing Estimated Complete 2029)
- Stage 3 Earthworks/Civil Construction – 12 Months (Housing Estimated Complete 2030)
- Stage 4 Earthworks/Civil Construction – 12 Months (Housing Estimated Complete 2031)
- Stage 5 Earthworks/Civil Construction – 12 Months (Housing Estimated Complete 2032)
- Stage 6 Earthworks/Civil Construction – 12 Months (Housing Estimated Complete 2033)

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Ministry for Housing & Urban Development
- Tauranga City Council
- Bay of Plenty Regional Council

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:

- Have provided a project overview to the Tauranga City Council Commissioners. "In Principle" support to the development and fast track process has been provided by the current TCC Commissioners and CEO.
- Meetings with Tauranga City Council Planning & Infrastructure Staff.
- Meetings with Bay of Plenty Regional Council Infrastructure Staff.

• NPaTT have submitted an IPP1 (An Invitation to Provide a Development Proposal) to MHUD which has been approved and enabled NPaTT to submit a more detailed development proposal (IPP2) and enter into a conditional Development and Sales & Purchase agreement to acquire the land.

The IPP2 incorporates, a detailed master plan and program, a full financial feasibility, capability, and financial position of the developer. The initial detailed feasibility work to date demonstrates a commercially viable project which also meets the social needs required by MHUD and NPaTT.

In the course of developing the project and ensuring its feasibility for its discussions with MHUD, the Trust has settled on an intended development partner, Kaha Ake. Kaha Ake is a land development company established by Tauranga-based developer Classic Group and the **§ 9(2)(b)(ii)** NZ Super Fund. The Trust wishes to push forward with its project as soon as possible, and being listed in the Bill would be significant in enabling it to do so.

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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:

Not applicable as Tara Road is not subject to any "Offer back Provisions" under the Act.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Tara Road property was part of the district confiscated by the Crown in 1867 and is within the Pāpāmoa block awarded to Ngā Pōtiki by the Tauranga Lands Commission in the 1870s.

The Crown acknowledged in the Ngāi Te Rangi and Ngā Pōtiki Deed of Settlement that its actions in relation to the confiscation, investigation and award of title of Ngā Pōtiki land was a breach of its obligations. Specifically, the Crown also acknowledged its wrongdoing in relation to the acquisition of the Pāpāmoa 1. In that Deed, the Crown unreservedly apologises for not having fulfilled its obligations to Ngāi Te Rangi and Nga Pōtiki under te Tiriti o Waitangi/the Treaty of Waitangi and for having shown disrespect for the mana and rangatiratanga of Ngāi Te Rangi and Nga Pōtiki.

Through this apology and this settlement the Crown seeks to address the wrongs of the past and to create a new platform from which to establish a relationship with Nga Pōtiki Deed, a relationship based on mutual respect and cooperation as was originally envisaged by the Treaty of Waitangi.

This includes providing the Tara Road property as a RFR site, for Nga Pōtiki to acquire to recover land alienated from it in breach of the Crown's Treaty obligations. Facilitating the Tara Road project through its listing would reflect the intention of creating a new relationship founded on mutual benefit and cooperation.

For completeness, the Tara Rd property is within the areas of interest for the following other Treaty settlements:

- Ngāti Pukenga;
- Ngāti Ranginui; and
- Waitaha.

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?:

Nga Potiki hold mana whenua over the area. The site is general land and does not contain any Māori land. There are no marae or identified wāhi tapu within the project area..

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:

Upload your assessment if necessary:

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Section 5: Adverse effects

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

Please describe:

- Traffic effects through increased traffic on the local roading network – due to the site's proximity to Tara Road (Arterial Road) and the Tauranga Eastern Link which provide strategic transportation links to the local and wider area effects are expected to be minor.
- Effects on services such as wastewater and water infrastructure through additional demand – upgrade pipework where required to provide capacity and manage capacity demand on site. Effects are expected to be minor.
- Stormwater effects including increased stormwater runoff from hard surfaces – mitigation of stormwater runoff to pre-development levels will be ensured through provision of large onsite attenuation areas.
- Reverse sensitivity effects – mitigation of Traffic noise from the adjoining Tauranga Eastern Link through provisions of acoustic bunds. Effects are expected to be minor.
- Amenity effects – currently the site is rural in nature and open pastoral land. Mitigation is to be provided via significant landscaping and bunding around the site and design controls on housing. Effects are expected to be less than minor.
- Flooding effects – to be mitigated by raising ground levels, provision of minimum floor levels and onsite stormwater attenuation to alleviate downstream flooding. Accordingly, the effects expected to be less than minor.

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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 – Urban Development (NPS-UD)

The project is fully consistent with the relevant objectives and policies of the NPS-UD, with respect to:

- Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Comment: The Master Planned development has considered all of the above factors and will provide a range of residential living opportunities, with commercial support services and will provide for the cultural wellbeing of NPATT in the immediate and long-term future.

- Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets

Comment: Tauranga is currently one of the most unaffordable regions in the Country, both in terms of home ownership and rental properties. This is largely due to housing supply and timing issues with respect to identified future urban growth areas. Fast Tracking of this project will create additional housing stock and will also include 30% affordable housing which will be a mix of lease, rent to own and home ownership for NPATT members and Maori generally.

- Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Comment: Whilst not currently an urban environment, a significant change in amenity will result given the land is currently undeveloped greenfield land. Whilst the site is zoned for rural residential purposes at present, the project will result in a more intensive residential development of the site which will provide a greater level and choice of housing to meet the needs of the community and future generations.

- Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - (ii) meet the needs, in terms of type, price, and location, of different households; and
 - (iii) enable Māori to express their cultural traditions and norms; and
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (e) support reductions in greenhouse gas emissions; and
- (f) are resilient to the likely current and future effects of climate change.

Comment: The project will create approximately 605 residential allotments ranging from 100m² townhouse allotments to larger 1000m² residential allotments. A range of housing typologies are proposed including two and three storey terrace housing, single and two storey duplex housing, and single and double storey standalone housing.

30% of the allotments will be retained as quality affordable housing for Ngā Pōtiki and Māori generally (i.e. some 200 homes) and the balance offered as market housing. NPaTT are a registered community housing provider (CHP) with a clear mandate to provide housing outcomes for their tribal members hence the Tara Road opportunity

The significant portion of affordable housing will enable the repatriation of Tangata back to their Whenua and traditional communities.

The site is in close proximity to the established Papamoa suburban residential and commercial areas.

Significant employment opportunity available in the wider Western Bay of Plenty Area. Te Puke where a large portion of the Kiwifruit Industry is located is approximately 8km south of the subject site. \

The building and construction industry is also a significant employer in the region in need of staff along with professional; services companies who are struggling to attract staff to the region due to unaffordable housing which is being driven by the lack of supply. There are large scale residential subdivisions intermixed with commercial construction activities within 5km of the site.

The Rangiuru Business Park (a large-scale Industrial Park comprising approximately 180ha of Industrial Zoned Land) is in the early stages of development of the area expected to occur over the next 10 years. This park is accessed via the nearby Tauranga Eastern Link which adjoins the site and is approximately 10km from the subject site.

A secondary school lies immediately adjacent to the development site and there are several primary schools and early childhood education centres in the immediate area (within 5km). The Te Puke township is also nearby (8km) and has a secondary school and several primary schools with Mt Maunganui also in proximity with a secondary school and primary schools. The University of Waikato and Bay of Plenty Polytechnic also have campuses within the Tauranga CBD and nearby at Poike (within 15km).

Papamoa (2km) & Mt Maunganui Beaches (12km) in very close proximity to the development site. The site also lies close to the Papamoa Hills Regional Park (2km) which provides significant trail areas for walking and recreation. The existing Papamoa commercial centre containing supermarkets and bulk retail activities is located within a 5-minute drive of the development site (2.5km) whilst a commercial centre is planned to the east of the site (approximately 5km).

Several other small commercial centres and areas are located within close proximity to the site (1km – 2km)

The project site is currently identified as being subject to flooding during 100-year flood events based on flood modelling undertaken by the Tauranga City Council and Bay of Plenty Regional Council. The project will raise the land level to ensure all building platforms and future dwellings have a freeboard created above the modelled 100-year flood level.

The project will also address geotechnical hazards such as liquefaction and lateral spread through ground improvement works to be undertaken as part of the development.

- Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Comment: Based on Tauranga City Council information prepared as part of their recent Plan Change 33 (MDRS Enabling Housing Supply Plan Change), there are a further 30,000 – 35,000 homes required over the next 30 years to meet population growth.

The Tauranga City Council also does not meet the residential development capacity requirements set out in section 3.2 of the NPS-UD in the short, medium or long term. The Tara Road project will provide a significant step to meeting the short to medium term housing needs for the City.

National Environmental Standard – Highly Productive Land (NPS-UD)

The site is mapped as having Class 2 soils on the NZLUC landuse register. However given the existing Rural Residential Zoning of the land, the land is not Highly Productive Land and subdivision and/or development is not constrained by the NPS-HPL.

National Policy Statement – Freshwater Management (NPS-FM) & National Environmental Standard – Freshwater (NES-F)

There are no known streams or wetlands located on the site that would require consents under the NES-F and the project will not be contrary to the provisions of the NPS-FM.

National Environmental Standard – Contaminated Soils (NES-CS)

Whilst no specific contaminated soils report has been undertaken for the project site, given the previous pastoral landuse widespread soils contamination is not expected to be a significant issue for the site based on previously soils testing for similar landuse in the nearby area. Any relevant consents required under the NES-Cs for spot contamination around existing buildings or similar could be readily dealt with and not pose a significant risk to the overall project feasibility

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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:

The site is currently zoned Rural Residential, having been transferred from the Western Bay of Plenty District Council into the Tauranga City Council jurisdiction. Should the project be listed in either schedule 2A or 2B (but preferably 2A), the fast-track consenting process would remove the requirement for a plan change first and then a subsequent consenting process, avoiding unnecessary duplication of both costs and timeframes allowing housing and infrastructure to be progressed much more quickly. It is understood that the Tauranga City Council broadly supports the proposal. However, it is unlikely that under the usual consenting approach that the Project would pass the s104D tests, and so would have to first go through a plan change (despite the Project being the right outcome for the site). Being able to access the new fast track consenting regime would most likely bring forward the ability to deliver housing by some 4-5 years, or more.

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

Please write your answer here:

Submissions have been made by NPaTT for the project site to be included in the Future Development Strategy (FSD) currently being considered as part of the Smart Growth Review Process. Smart Growth is an Urban Growth Partnership under the Government's Urban Growth Agenda and is the Sub Regional Western Bay of Plenty Growth Management Plan with . Decisions on the Smart Growth review are expected in May/June 2024.

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

Not Answered

Please explain your answer here:

No

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

No

Will the project:

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

Please explain your answer here:

The Tara Road Project will have the potential to deliver in the region of 600 additional homes in Tauranga and commit 30% of all such additional housing as quality affordable housing for Ngā Pōtiki and Māori generally (i.e. some 200 homes), with 70% offered to the public as market housing. There will be provision of affordable and social housing, as well as supported home ownership programmes e.g. shared equity and long-term leasing. It is understood that the scale of the project alone would qualify it for listing, but it also has the additional benefits of providing significant affordable housing for Ngā Pōtiki and Māori generally, as described above. This further contributes to its regional housing significance.

Based on Tauranga City Council information prepared as part of their recent Plan Change 33 (MDRS Enabling Housing Supply Plan Change), there are a further 30,000 – 35,000 homes required over the next 30 years to meet population growth.

The Tauranga City Council also does not meet the residential development capacity requirements set out in section 3.2 of the NPS-UD in the short, medium or long term. The Tara Road project will provide a significant step to meeting the short to medium term housing needs for the City.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

A key focus for this Project will be on "Buying Local," i.e., employing locally based businesses & people. The procurement criteria written into the consultant agreements, civil construction, and main contractor agreements require the parties to detail their approach to social procurement.

There is a focus on employing local iwi where appropriate. Ngā Pōtiki are establishing a trades training program for its tribal members with suitable partners. e.g. the project team will be procuring pre-approved group house builders, and as part of this process, the group builders will establish trade training schemes specific to local iwi and also to wider iwi members.

The scheme will be similar to the Ngāi Tahu initiated "He Toki scheme", which is a program that was established 11 years ago with the support of the local Polytech's and Hawkins Construction.

Ngā Pōtiki will also be looking to extend this program to include local consultancy firms (civil engineers, architects, urban designers) to set up cadet training schemes in the professional services area.

These outcomes will be measurable against the pre-set criteria and reported on to the relevant stakeholders within Ngā Pōtiki.

There will be the potential to employ up to 2-2500 professionals and tradespeople over the life of the Project. The Design outcomes will contribute to a positive urban outcome and bring improved community amenity to the Papamoa area.

Anecdotally, the multiplier effect to the region could be approximately s 9(2)(b)(ii) of spend injected into the regional economy of that period.

Ngā Potiki will focus on "Buying local," i.e., employing locally based businesses and employing locally based people.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

Whilst the project will not directly provide any known benefits to aquaculture, housing on the site which is in close proximity to Te Puke and the surrounding rural areas would provide housing and accommodation for workers within this important Kiwifruit Primary Industry s 9(2)(b)(ii) in 2022/2023), whereby labour is often needing to be sourced from overseas. There are many hundreds of hectares of kiwifruit orchards (79% of the New Zealand kiwifruit is grown in the Bay of Plenty) within a 15 - 30minute drive of the site aswell as several large kiwifruit post-harvest facilities in nearby proximity. The project would provide a "win-win" for accommodation for workers within the industry and allow the kiwifruit industry to efficiently function through the provision of staff resources.

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 development site is in close proximity to centres of employment including the new Rangiuru Business Park, Te Puke and the Papamoa Commercial area. This will reduce the need for private vehicle transport to the wider Tauranga area and subsequently emissions from private car use.

The proximity to a proposed Tauranga City Council Park and ride facility on the adjacent property, along with the network of cycle and footpaths in the nearby area, together with access to the public transport network on Tara Road, should reduce reliance on the private motor vehicle and provides significant opportunity for alternative forms of transport within the local area.

The project will focus on minimising waste, recycling materials and using off site procurement to reduce the vast amounts of wastage typically associated with large scale development where possible.

The planting of large areas of the project site with native vegetation and trees will assist with removing greenhouse gases from the atmosphere.

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

Yes

Please explain your answer here:

The project site is currently identified as being subject to flooding during 100-year flood events based on flood modelling undertaken by the Tauranga City Council and Bay of Plenty Regional Council. The project will raise the land level to ensure all building platforms an future dwellings have a freeboard created above the modelled 100-year flood level.

The project will also address geotechnical hazards such as liquefaction and lateral spread through ground improvement works to be undertaken as part of the development.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

It is expected that the Project will provide some upstream stormwater mitigation that will assist in downstream catchment flooding issues. Funding has also been included in the project budget for contributions to stormwater management in the wider catchment.

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

Yes

Please explain your answer here:

The project site previously sat outside the urban growth area identified under the previous Regional Policy Statement. The Urban Growth Restrictions have since been removed from the RPS and the site now has no such restrictions.

As identified above, submissions have been made by NPATT for the project site to be included in the Future Development Strategy (FSD) currently being considered as part of the Smart Growth Review Process.

The site lies directly adjacent to the established Urban Area of Papamoa.

Anything else?

Please write your answer here:

If not successful for Section 2A listing, NPATT seeks Section 2B listing.

NPATT would welcome further discussion with the panel if required and would be happy to provide any further information or clarification considered necessary by the panel.

A full copy of the development project master plan has been provided as a separate attachment.

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 project site is currently identified as being subject to flooding during 100-year flood events based on flood modelling undertaken by the Tauranga City Council and Bay of Plenty Regional Council. The project will raise the land level to ensure all building platforms and future dwellings have a freeboard created above the modelled 100-year flood level therefore fully mitigating the existing flood hazard and providing resilience for the future.

The project will result in improved resilience for housing on a large scale due to the greenfield nature of the development and ability to achieve mitigation onsite, as opposed to infill development or the developemnt of smaller sites which are often constrained by the surrounding built environment.

The project will also address geotechnical hazards such as liquefaction and lateral spread through ground improvement works to be undertaken as part of the development.

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:

Ngā Pōtiki has not been subject to any Resource Management Act compliance and/or enforcement actions associated with its developments.

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:

Shae Crossan - Stratum Consultants on behalf of Ngā Pōtiki a Tamapahore Trust

Important notes