

Response ID ANON-URZ4-5F9R-U

Submitted to Fast-track approval applications
Submitted on 2024-05-02 12:14:59

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Te Runanga o Ngati Waewae

2 Contact person

Contact person name:
Francois Tumahai

3 What is your job title

Job title:
Chairman, Te Runanga o Ngati Waewae

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:

33 Old Christchurch Road, Arahura, Hokitika

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:

Public Conservation Land: Pt Sec 2 SO12035 and Freehold Land: Ngāi Tahu: Part of Lot 8 DP3012

File upload:
Land Exchange - Land Parcels.pdf was uploaded

Upload file here:
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Do you have a current copy of the relevant Record(s) of Title?

No

upload file:

No file uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Freehold Land: Ngāi Tahu Forestry: Part of Lot 8 DP301

Public Conservation Land: Pt Sec 2 SO12035

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:

No legal interest

Section 2: Project details

What is the project name?

Please write your answer here:

Arahura Papakāinga Housing Project

What is the project summary?

Please write your answer here:

A land exchange is proposed by Te Rūnanga o Ngāti Waewae and the Department of Conservation of approximately 105ha of Ngāi Tahu land around Lake Tarleton (adjacent to public conservation land at Mahināpua), for 74.5ha of public conservation land on the Old Christchurch Road, Hokitika: Conservation Area- North Bank Arahura Road. The land exchange will enable the development of Papakāinga by Te Rūnanga o Ngāti Waewae beside their Marae. Te Rūnanga o Ngāti Waewae has been in negotiation with the Department of Conservation on this project for over ten years. The Department of Conservation is in support of the project however the legislative mechanisms under the Conservation Act 1987 have limited the ability for the project to progress.

What are the project details?

Please write your answer here:

The Arahura Papakāinga Housing Project will provide additional housing options in the Hokitika District, where currently housing stocks are at capacity and with no limited. There is a significant shortage of land available north of the Arahura River where suitable housing options ranging from 1-bedroom dwellings to family-sized homes can be developed. The project will contribute to the housing market in Westland District and the West Coast, where the region is experiencing an increase in GDP and regional economic growth.

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

Please write your answer here:

The Arahura Papakāinga Housing Project needs to commence as soon as possible, as there are families residing in temporary accommodation and waiting for the papakāinga to be developed. The project will be delivered over a phased five-year period, where housing stock ranging from 1-bedroom dwellings to family homes (up to four bedrooms) will be built amongst the natural forest to retain existing vegetation and provide for appropriate building development.

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

Please write your answer here:

Conservation Act 1987

• Approval - land exchange

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

Please write your answer here:

N/A

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

Please write your answer here:

The Arahura Papakāinga Housing Project has been a proposal discussed between Te Rūnanga o Ngāi Waewae and the Department of Conservation for over ten years. A land transaction application for land exchange was commenced including ecological assessments by internal Department of Conservation staff. The application did not progress due a limited assessment under the legislative mechanisms under the Conservation Act 1987.

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

No

Please explain your answer here:

N/A

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

Please write your answer here:

The Arahura Papakāinga Housing Project can commence immediately.

The design of the Arahura Papakāinga Housing Project has commenced including survey assessments, ground testing, conceptual housing plan layout and building design on various housing sizes.

Procurement options are being finalized with Te Puna Kokiri, with funding available currently. Further support and resourcing from Development West Coast will be provided.

The project will be phased over a five-year period.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Te Rūnanga o Ngāi Tahu

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:

Te Rūnanga o Ngāi Tahu is supportive of the project, including Ngāi Tahu Forestry as part of the land exchange proposal.

The Department of Conservation is supportive of the land exchange and have identified that the land exchange will result in the addition of 105ha of poorly represented vegetation associations and fauna habitat in the natural area network of the Hokitika Ecological District.

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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:

N/A

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Ngāi Tahu Claims Settlement

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?:

N/A

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

N/A

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?:

N/A

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

N/A

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 Department of Conservation have advised that adverse effects of the proposed land exchange on native vegetation and fauna habitat could be reduced and mitigated through a mechanism to retain and restore a majority proportion of the North Bank Arahura Road vegetation, adding value to other remnants of poorly represented forest association and reducing the adverse effects of social development on remnant vegetation through regard to principals of ecological reserve design.

The project will be a sensitive development where housing will be built amongst the natural forest, and vegetation clearance will be minimized as much as possible.

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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:

Application is under the Conservation Act 1987

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:

Te Rūnanga o Ngāti Waewae and the Department of Conservation have been actively working on this project for over ten years under the current Conservation Act 1987 process. This time period has been unacceptable and not cost-efficient. Internal decision-making processes and delegations have hindered the project and a lack of prioritization has not been given.

Using the fast-track process will provide a clear decision-making process and mechanism for an outcome that has been sought by both Te Rūnanga o Ngāti Waewae and the local Department of Conservation Operations team for over ten years.

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

Please write your answer here:

The referral of Arahura Papakāinga Housing project will allow the fast-track process to consider and decide on applications under the Conservation Act 1987 for the appropriate use of public conservation lands, the ability for the use of appropriate land exchange proposals and testing section 4 Conservation Act 1987 obligations.

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

Local government plan or strategy

Please explain your answer here:

- Te Puna Kokiri Papakāinga Housing development plan
- Te Whanaketanga, West Coast Economic Strategy 2050
- Te Tai Poutini Māori Tourism Strategy 2019
- Proposed Te Tai o Poutini Plan (combined RMA District Plan)

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Arahura Papakāinga Housing Project will provide additional housing options in the Hokitika District, where currently housing stocks are at capacity and with no limited. There is a significant shortage of land available north of the Arahura River where suitable housing options ranging from 1-bedroom dwellings to family-sized homes can be developed. The project will contribute to the housing market in Westland District and the West Coast, where the region is experiencing an increase in GDP and regional economic growth.

Te Whanaketanga, West Coast Economic Strategy 2050, has identified that aside from the national challenge of housing affordability, the local impact of housing for the West Coast includes poor housing and a lag in supply (Te Whanaketanga, West Coast Economic Strategy 2050, page 7). The Strategy includes housing as a priority project to strengthen the West Coast communities, where "Secure, affordable and quality housing is out of reach for too many in our hapori. While economic growth is a worthy pursuit, we need to be proactive in ensuring the benefits of that growth flow through equitably and include those who need it the most" (Te Whanaketanga, West Coast Economic Strategy 2050, page 18). Further "A well-functioning housing system has good quality and resilient homes that meets the needs of residents and supports sustainable, resilient and connected communities."

Te Rūnanga o Ngāti Waewae have numerous whānau who are seeking to return back to Tai Poutini with their families, to access a high number of employment opportunities and support the growth of the regional economy. Included in this, are high-paying employment opportunities in the minerals sector which contributes to the national economy.

Will the project:

increase the supply of housing, address housing needs

Please explain your answer here:

Yes, the Arahura Papakāinga Housing project will increase the supply of housing in the Westland District, address the need for affordable housing and ability to reside back on the tūrangawaewae of Te Rūnanga o Ngāti Waewae.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

By providing additional housing stock, the number of FTEs returning back to Tai Poutini will be in the vicinity of 80 FTE who will work in the regional economy. The project will enable job creation for local building and construction companies during the build-phase, and also supporting services.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

N/A

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

Yes

Please explain your answer here:

The provision of additional housing stock to the Westland District and West Coast region will provide housing options for people who work in the minerals sector. Currently there is an immediate need for skilled workers in the minerals sector, off the back of successful mining approvals for numerous operations throughout the West Coast. The projected growth of the minerals sector will require a high number of staff and the lack of housing available will limit the number of people returning to the West Coast. Therefore, additional housing options are required.

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

Yes

Please explain your answer here:

The Arahura Papakāinga Housing Project will provide climate change mitigation through the development of alternative housing options for those who are impacted by climate change, sea-level rise, and other natural hazards.

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

Yes

Please explain your answer here:

The Arahura Papakāinga Housing Project will support adaptation, resilience for Ngāti Waewae through the development of alternative housing options for those who are impacted by climate change, sea-level rise, and other natural hazards.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The Arahura Papakāinga Housing project will provide healthy, energy-efficient housing and contribute to a low-emissions economy.

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

Yes

Please explain your answer here:

The proposed Te Tai o Poutini Plan (combined RMA District Plan) includes several enabling provisions for papakāinga development on both Māori and private land. The West Coast Mayors, Chairs and Iwi Forum; and the West Coast Chief Executives Forum support and advocate for papakāinga development on the West Coast.

Anything else?

Please write your answer here:

N/A

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

No

If yes, please explain:

N/A

Section 8: Climate change and natural hazards

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

No

If yes, please explain:

N/A

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:

N/A

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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:

Francois Tumahai

Important notes