

Response ID ANON-URZ4-5FRX-T

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 15:20:56

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Te Hau Ora O Ngapuhi Limited

2 Contact person

Contact person name:  
Tia Ashby

3 What is your job title

Job title:  
CEO

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:  
  
113 Broadway, Kaikohe 0405

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

Yes

Organisation:  
Sanson & Associates Limited

Contact person:  
Steven Sanson

Phone number:  
s 9(2)(a)

Email address:  
s 9(2)(a)

Job title:  
Director

Please enter your service address:

PO Box 318, Paihia 0247

Section 1: Project location

Site address or location

Add the address or describe the location:

0 Hongi Street, Kaikohe  
[RT 260166] – Te Hau Ora o Ngapuhi

10 Rimu Place, Kaikohe  
[NA49C/138] – Housing New Zealand

See Appendix 1 for relevant maps.

File upload:  
Appendix 1 - Relevant Maps.docx was uploaded

Upload file here:  
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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:

Te Hau Ora o Ngapuhi Limited and Housing New Zealand 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:

Te Hau Ora O Ngapuhi own the site where all housing development is proposed.

Housing New Zealand own 10 Rimu Place which is required for access purposes. Housing New Zealand is a partner to the project.

## Section 2: Project details

What is the project name?

Please write your answer here:  
Bisset Road

What is the project summary?

Please write your answer here:

The proposal is for 100-unit housing development to provide affordable rental, community housing, Papakainga and affordable units for sale. The intention is to provide a mixed tenure community in an edge of town landscaped setting with good community facilities for all cohorts to enjoy.

What are the project details?

Please write your answer here:

### OVERVIEW

The proposal is for 100-unit housing development to provide affordable rental, community housing, Papakainga and affordable units for sale. The intention is to provide a mixed tenure community in an edge of town landscaped setting with good community facilities for all cohorts to enjoy. A draft masterplan has been prepared by Young and Richards architects showing a mix of unit sizes based on MSD need figures to develop a mixed community project.

The range of housing units includes 1, 2, 3 and 4 bed options in single storey and two storey designs. There are a number of potential cohort groups for the project all of which will require different funding mechanisms to enable them to be delivered.

THOON are a registered CHP (Registered# -RA066)

### INFRASTRUCTURE ACCELERATOR FUND AGREEMENT FOR OFF SITE INFRASTRUCTURE

- There is an IAF agreement that requires 87 homes to be built prior to 2035. The IAF Agreement has been signed with, FNDC and Kainga Ora to deliver off site infrastructure.

- Completion of this work is due by 1st quarter 2026 which will enable the site to be fully developed and connected to all services.

- THOON will prioritise the 30-unit house builds for affordable rentals to be delivered prior to second quarter 2026.

### THOON KAINGA ORA MOU

- An MoU is in place with Kainga Ora for housing development via a lease arrangement with THOON. Kainga Ora proposes a partnership to have 41 housing units that will be held under a 25-year commercial lease with THOON.

- THOON and Kainga Ora are working through the Resource Consent Application process for the entire 100-unit project. The KO 41 homes will be for public housing with cohorts from the MSD list, albeit managed 100% by THOON as a CHP provider.

- The resource consent and subdivision consent lodgement is targeted for Q2 / Q3 2024 or as this aligns with Fast Tracking Legislation.

#### PROFESSIONAL SERVICES

- Architects/Engineers/Planning/Traffic consultants/Landscape architects/Ecological consultants are all commissioned to provide supporting reports for the RC application.

#### MASTERPLAN

A draft masterplan has been prepared by Young and Richards architects showing a range of 100 housing units which includes 1, 2, 3 and 4 bed options in single storey and two storey designs. There are a number of potential cohort groups for the project all of which will require different funding mechanisms to enable them to be delivered.

The masterplan has used specific housing footprints in a range of designs from Kainga Ora, Panel Lock and Smart Solution Homes. The section sizes allow flexibility in being able to take the full range of bedroom options to adapt to changes in need for different house typologies. The RC / Fast Track package will therefore be presented on the basis of example generic designs that can be amended to suit particular demand as the scheme develops.

The proposed strategy is to submit a subdivision scheme plan in tandem with the RC application to enable discrete land packages to be identified for, CHP units/Affordable rental/Papakāinga/Community Hall/Community spaces/KO units/Oranga Tamariki/House packages for sale and to rent.

The involvement of KO in the project is to enable the development of 41 housing units that will be funded by KO and managed by THOON under a 25-year lease arrangement. These units are to be spread throughout the development site in clusters and the exact mix and positioning is still to be confirmed.

#### TIMELINE

General outline is as follows:

Resource consent approval and confirmation of funding – Q3 / Q4 2024

Onsite civils and infrastructure Q4 2025

House unit construction starts Q1 2025

Construction ends for affordable rental homes – Q1 2026

Continued construction of dwellings 2026 onwards [15 homes per year].

#### TARGET COHORT

- Working couples with young families, singles or working couples. Perhaps one parent working, the other at home with kid / family. These whānau are often the 'working poor', that require assistance to create savings to at some point be able to purchase a house.

- 1,2 and 3 bed options will meet the needs of the target cohort will allow for modern dwellings to be constructed within affordable rents.

THOON have a register of interest for a number of the units and there are currently 60 whānau on this list at present. Not all will be able to afford a house and land package for private ownership, therefore affordable rental pathways are the only option available.

Median income for Kaikohe is \$19,000 per year (Source: Census 2018 -

<https://www.stats.govt.nz/tools/2018-census-place-summaries/kaikohe#work-income-and-unpaid-activities>).

Median Rent for 3-bedroom house in Kaikohe is \$450 per week.

#### THOON FINANCIAL CONTRIBUTION

The financial contribution of THOON will include a mix of the land value, capital in reserves together with commercial bank debt raised on the project.

#### SOCIAL SERVICES

It is proposed to have a community facility at the heart of the project which will be the meeting place and focus point for tenant and advice and support which will be occupied by THOON staff. It will also offer the opportunity for social gatherings and community events.

#### EMPLOYMENT OPPORTUNITIES

Consideration is being given to employ local building contractors and civils companies who offer specific apprentice opportunities for local youth employment.

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

Please write your answer here:

General outline is as follows:

Resource consent approval and confirmation of funding – Q3 / Q4 2024

Onsite civils and infrastructure Q4 2025

House unit construction starts Q1 2025

Construction ends for affordable rental homes – Q1 2026

Continued construction of dwellings 2026 onwards [15 homes per year].

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.

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:

Housing New Zealand for the access requirements through 10 Rimu Place, Kaikohe.

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

Please write your answer here:

General outline is as follows:

Resource consent approval and confirmation of funding – Q3 / Q4 2024

Onsite civils and infrastructure Q4 2025

House unit construction starts Q1 2025

Construction ends for affordable rental homes – Q1 2026

Continued construction of dwellings 2026 onwards [15 homes per year].

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Please provide a list of persons likely to be affected by the project, including:

- Relevant local authorities

Far North District Council, Northland Regional Council

- Relevant iwi authorities

Te Runanga-a-Iwi o Ngapuhi

- Relevant Treaty settlement entities

Te Runanga-a-Iwi o Ngapuhi

- 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 project has considered the relevant persons above and provides a synopsis of engagement to date and how this has informed the project. Please see Appendix 2.

Upload file here:

Appendix 2 - Consultation & Engagement.docx 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:

Nil

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

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

Please write your answer here:

Nil

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:

Refer to anticipated and known adverse effects in Appendix 3.

Upload file:

Appendix 3 - 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 Appendix 4 for an assessment of these matters.

File upload:

Appendix 4 - 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:

There is potential for the fast-track process to be faster dependent on timing of approval and subsequent processes as well as capacity of both NRC and FNDC to process the respective consents within statutory timeframes.

It will certainly be a more cost-efficient process, dealing with one approval pathway as opposed to multiple councils and their associated fees and costs of consultants.

Being a project of significance preference would be to on the Fast Track Approval list as an option in case timing and costs of the traditional process become complex and unwieldy.

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:

Yes.

The project is subject to Infrastructure Accelerator Fund agreements to support infrastructure and housing in Kaikohe.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes.

The project is subject to Infrastructure Accelerator Fund agreements to support infrastructure and housing in Kaikohe.

Will the project:

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

Please explain your answer here:

Yes

The proposal increases housing supply and can address housing needs. The proposal increases infrastructure which can contribute to a well functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The proposal for 100 houses in Kaikohe is estimated to generate up to ~\$60m in economic spend as well as significant employment opportunities every year until the housing is all completed.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

This aspect does not form part of the proposal.

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

No

Please explain your answer here:

This aspect does not form part of the proposal.

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

No

Please explain your answer here:

The project will require limited consideration of climate change in terms of engineering design.

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

Yes

Please explain your answer here:

The project includes a large constructed wetland to limit flows into the Mangamutu River, reducing downstream effects to other parties / users.

Will the project address significant environmental issues?

No

Please explain your answer here:

There are no significant environmental issues to be addressed at the project site.

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

Yes

Please explain your answer here:

Yes

Please explain:

There are no spatial strategies of concern to the project.

From a regional / district planning document perspective, the sites are subject to:

- Providing sufficient 3 waters infrastructure to residential and commercial allotments / activities.
- Providing sufficient telecom and energy supply infrastructure.
- Promoting easements for services and access [and any other matters].
- Considering any heritage resources, vegetation of significance, fauna of significance, and landscapes of significance. For example, Notable trees, historic sites or buildings, sites of cultural significance, archaeology, Outstanding Natural Features and Landscapes and areas of significant flora and fauna.
- Access to reserves and waterways, particularly the coastline.
- Land use compatibility – i.e reverse sensitivity effects.
- Provision of access, parking and effects on transport networks.
- Effects of earthworks.
- Consideration of natural hazards and site stability [geotech].
- Natural character of the coastal environment.

Overall, the project is not considered to be inconsistent with these matters and these can be worked through via conditions.

Anything else?

Please write your answer here:

Nil

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:

Hazards will be considered at each stage of the development as well as climate change requirements from an engineering perspective for the project.

## 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](https://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:

Tia Ashby

Important notes