

Response ID ANON-URZ4-5FN5-K

Submitted to Fast-track approval applications

Submitted on 2024-05-03 22:39:22

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:

Tory Hill Trust

2 Contact person

Contact person name:

Mark Tylden (Tory Hill Trust) and/or Werner Murray (The Property Group)

3 What is your job title

Job title:

Mark Tylden - Director; and Werner Murray – Planner

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:

Level 3 / Five Mile Centre, 36 Grant Road, Frankton, Queenstown 9371

PO Box 2130, Queenstown 9371

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:

429 Frankton Ladies Mile Highway, Lakes Hayes, Queenstown (429 State Highway 6, Lake Hayes Queenstown):

• Lot 2 DP 463532 (Title Ref: 811429)

• Lot 1 DP 20162 and Section 1 SO Plan 24954 and Lot 1 DP 463532 (Title Ref: 811428)

A copy of the titles and associated memorials, and a document summarising those memorials are enclosed with this application.

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Project Location.png was uploaded

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

Yes

upload file:

Flints Park Urban Intensification Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

John Everard Lewis Tylden, Rosemary Helen Kathleen Tylden and CLM Trustees 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:

Tory Hill Trust is set up to facilitate the development of the site. The director is Mark Tylden and Mr Tyden's family own the land.

The Tory Hill Trust demonstrates the applicant's interest in the land and its ability to deliver the project.

Section 2: Project details

What is the project name?

Please write your answer here:

Flint's Park Urban Intensification

What is the project summary?

Please write your answer here:

The construction of 501 residential dwellings in a residential neighbourhood, around the existing heritage building that will contain a Neighbourhood Mixed-Use Centre and an automated cable way to access residential development of the lower slopes of Slope Hill.

What are the project details?

Please write your answer here:

The overall site comprises 15.5ha on the northern side of Ladies Mile located between SH6 (Frankton Ladies Mile Highway and Slope Hill. The southern part of the site is generally flat, with the northern area sloping upward being the foothills of Slope Hill.

The majority of the site is currently in pasture. The exception being the historic Glenpanel Homestead and grounds located approximately in the middle of the site. Resource consent was granted on 17 August 2020 (RM200443) to change the use of the Glenpanel Homestead from residential to commercial use. The approved commercial activity being a café/wine experience and art gallery, including a possible artist studio. Consent has also been granted to create the Bulk Lots that will enable servicing of the site has also been granted (RM230721), this includes wastewater and a water reservoir that will service the wider eastern growth corridor of Queenstown (2,200 dwellings).

Queenstown Lakes District Council are in the process of rezoning part of the site via a Special Planning Process under the RMA (known as the Ladies Mile SPP Variation). The recommendation from a hearings panel for the proposed rezoning is currently with the Minister for final approval. The site described above is proposed to be rezoned into Medium Density Residential and a mixed use neighbourhood centre. Note that part of the site that is located on Slope Hill is not proposed to be rezoned as part of the Variation but will form part of this application as the proximity of Slope Hill to a future mixed use centre along with the sloping topography lends itself well to the type of development of hill sides that have occurred in Arthurs Point, Frankton and Queenstown. The area will ultimately urbanise with the Variation proposing schools, high density zones and a commercial centre meaning that future development on Slope Hill will integrate with the urban development along Ladies Mile.

The proposal is to undertake an intensive comprehensive residential development of the site. There is currently a Covid Fast-track referral over the site to allow for 384 residential units over the lower parts of the site. The proposal to develop 384 units over the site was developed at a time when urban development over Ladies Mile was envisaged at a medium density with maximum dwellings per hectare proposed. Given Queenstown's acute housing shortage the more recent Ladies Mile SPP Variation is seeking only minimum densities. With the introduction of higher yield potential this application seeks to essentially re-imagine the development of Flint's Park at a more intensive urban scale. With the approval of up to 24.5m high buildings at the toe of Slope Hill it is also now sought to integrate the remainder of the site on Slope Hill.

At concept stage, The proposal comprises:

- The construction of 501 residential dwellings. These comprise walk-up apartment units (within a three-four storey apartment buildings, including semi baseline parking) and townhouses. Some of these townhouses will be have street frontage and others will have frontage to internal laneways.
- The potential for mixed use development located in the centre of the site (around the Glenpanel Homestead). This will also be constructed around an automated cable way hub that will provide transport to dwellings that are located on Slope Hill.
- associated subdivision with necessary infrastructure, roads and reserves to vest.

The roading network will designed to allow for future connections through adjoining sites.

The development will be concentrated on the lower (south) part of the site and retain the existing landscape of the foothills of Slope Hill. Recreational trails, including a bush gully and walkway will be incorporated to enhance the recreational opportunities on the site and the wider area. It is not proposed to developed roading access (other than small service lanes) on Slope Hill and access is expected to be via the automated cable way.

The proposal is further outlined, along with the vision and clear anticipated outcomes, in the attached Flints Park concept plan.

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

Please write your answer here:

The first stage is proposed to be the signalised access to the site and the provision of the bulk infrastructure to the greater Ladies Mile including wastewater mains, water reservoirs, and stormwater infrastructure and a new collector road system to alleviate traffic on the State Highway. There are currently negotiations underway to fund this infrastructure through the Infrastructure Funding and Finance Act. This supports greater urban intensification at this stage to create more rate payers to be able to pay for the already needed infrastructure upgrades.

Broadly speaking, the next seven stages will facilitate development on the flat area of ladies mile into residential medium density development.

This will be followed by the development of what has become known as the Glenpanel Mixed-Use Precinct. This area will contain a café, coffee shop and office and small retail space that will act as the village centre and will also be where it is proposed to have the automate cable way station (potentially Whoosh) that will not only go up Slope Hill to serve the residents but could be expanded to connect Ladies Mile to Five Mile. It is envisaged that this type of transport linking dwellings to a centre within a compact neighbourhood will not only ensure the viability and vibrancy of the neighbourhood centre but also help to reduce the reliance on cars within Flint's Park.

The later stages will then be the development on Slope Hill into compact townhouses that will be linked with light footprint infrastructure and walkways.

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

Please write your answer here:

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:

Queenstown Lakes District Council
Otago Regional Council

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

Please write your answer here:

- RM200443, RM230721 - Approved
- Flint's Park, Ladies Mile – Te Putahi by Glenpanel Development Limited (Covid-19 Recovery (Fast-track Consenting) Act 2020

The RMA application referred to above have already been approved and allow for infrastructure planning to occur. The current Fast-track application is anticipated to be approved in the next few months, and so will provide a further baseline for planning and investment pending the further "upgrade" anticipated through this Project, that will enable more efficient and effective use of the site for housing that the current Fast-track application can allow (because of the limitations in the original Order in Council).

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

No

Please explain your answer here:

The applicant has approval from the owners of the land to lodge the application

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

Please write your answer here:

- detailed design will commence once approval is granted (Note that bulk infrastructure design has already commenced under RMA230721)
- procurement- commencement of construction is anticipated to take 6 months
- funding – this is partially in place this includes negotiations with QLDC under an infrastructure agreement (RM230721), and Infrastructure Funding and Finance Act
- site works commencement 7 months after consent is granted
- completion it is expected to take 5–10 years to largely build out Flint's Park (This is in line with timeframes in Shotover Country across the State Highway to the south).

A clear development timeframe has not yet been confirmed, although the applicant's intention is to progress development as soon as practically possible. The timeframe will factor in the consenting, undertaking detailed design, obtain necessary Council building and engineering design approvals and commence construction.

Notwithstanding the above, the following high level timeframes are anticipated:

September 2024 – Lodge application with the EPA. It is noted that specialist reports to accompany an AEE are completed to ensure an application can be lodged quickly with the EPA.

May 2025 – Detailed design/engineering design commences

September 2025 - Council building consents/engineering approvals

November 2025 – Commencement of construction with development staged over 5-10 years.

The following funding and local investment in the wider area also provide reassurance of the readiness of the project:

- Housing and Infrastructure Fund has approved infrastructure, being new stormwater scheme, new wastewater scheme, and new water supply scheme. This load has been agreed with Central Government for \$17.5m.
- NZTA have also committed \$250 million in funding the construction works on State Highways 6 and 6A. Minister Brown has said that his government has been faced with some tough decisions since coming to power, but it had chosen to prioritise the Queenstown roading project as it will "unlock houses" - referring to land flagged for residential development along Ladies Mile - and "support tourism".

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Consultation has happened in relation to the urbanization of Ladies Mile with
Iwi (Aukaha, and Te Ao Mārama)
QLDC
Neighbours on Ladies Mile
NZTA

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:

Consultation on the future growth of Queenstown eastern corridor ultimately resulting the notification, public consultation, hearing and decision by a panel of commissioners has been drawn out and public with wide ranging debate in Queenstown.

The QLDC have undertaken lengthy consultation of the Ladies Mile SPP Variation this can be seen on the QLDC website: Te Pūtahi Ladies Mile Masterplan | Let's Talk Queenstown Lakes District Council (qldc.govt.nz)

This was followed by a RMA official consultation period with submissions and a hearing.

Extensive consultation has been undertaken as part of the Fast-track application

Extensive consultation with NZTA has been undertaken - this is due to the NZTA proposed speed reduction on the State Highway and setbacks and built form along the highway also at grade pedestrian crossings and signalised intersection.

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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

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Ngāi Tahu Claims Settlement Act 1998 is the only settlement of historical Treaty claims relating to the proposed project area.

The Act gives effect to certain provisions of the deed of settlement between Te Rūnanga o Ngāi Tahu (TRoNT) and Her Majesty the Queen, dated 21 November 1997, and amendment deeds signed in 1998 and 1999. The settlement applies to the Takiwā of Ngāi Tahu, as defined in section 5 of the TRoNT Act, and which covers the majority of the South Island of Aotearoa (Te Waipounamu).

TRoNT is the post-Treaty settlement governance entity associated with the Treaty settlement.

In terms of principles, as part of the Ngāi Tahu Treaty settlement, the Crown apologises to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries, and, in fulfilment of its Treaty obligations, the Crown states that it recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui.

Rangatiratanga as a concept and a practice encompasses rights, responsibilities and obligations, including kaitiakitanga in relation to the land and resources within the Takiwā. Respect for Ngāi Tahu views on resource management matters and enabling effective involvement of Ngāi Tahu as a Treaty partner in resource management decision-making within the Takiwā are important ways in which the Crown can give on-going effect to these acknowledgements and uphold its relationship with Ngāi Tahu.

However, the settlement did not create any new co-governance or co-management processes affecting decision-making under the RMA.

Significantly, the proposed project does not directly affect any specific commercial or cultural redress provided by the Treaty 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?:

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?

No

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:

Overall, the key anticipated will relate to:

- Landscape and visual amenity
- Urban Design
- Traffic effects

- Loss of rural/primary production land effects
- Subdivision/servicing and infrastructure effects
- Construction/earthworks effects
- Residential amenity effects
- Greenhouse gas effects

In all cases they are considered to be minor only, in light of the urbanisation of the area and the nature of the proposal being advances.

These will be discussed briefly in turn, however:

The landscape and visual amenity effects of the proposal on Slope Hill (rural land adjacent to 24.5m tall buildings) will be mitigated by the fact the built development will occur on the southern end of the site which is generally flat and is in the location of anticipated for future development. The northern part of the site that form the foothills to Slope Hill will remain undeveloped thereby maintaining the landscape values of the wider environment.

The overall urban design rational and qualities of the proposal have been urban design led, to ensure a well-designed, distinct and sustainable environment that is attractive, safe and accessible public realm.

Traffic effects have already been in part addressed by the access onto SH6 that has already been given consent. The additional traffic generated is not expected to be significant, particularly in the context of the wider development across the Ladies Mile, and the various roading, busway, etc upgrades that will occur prior to the later stages of development on the site.

The site is zoned Rural General in the Operative District Plan and Rural and Rural Lifestyle in the Proposed District Plan. The site, as well as the wider Ladies Mile area, is anticipated for future urban development (Ladies Mile SPP Variation expected to be approved by the Minister) as is evident by the Masterplan process the Council is currently in the process of developing.

The servicing and infrastructure requirements of the additional development will all be able to be met. This work is already underway under RM230721.

Construction and earthworks effects will be temporary, however given the scale and nature of the development these effects will need to be appropriately managed. This will be through commonly used construction management plans and draft environmental management plans to manage sediment and runoff.

The proposal includes both apartment and townhouse development. With high and medium density development it becomes an important consideration to ensure the occupants of the dwellings achieve a high level of amenity. This includes considerations of visual dominance, useable outdoor space, access to natural sunlight as well as acoustic and visual privacy. These will all be assured for residential occupants of the site through careful design.

The outline above demonstrates that the effects of the proposal will be able to be appropriately managed and mitigated ensuring that the overall effects of the proposal will be minor only.

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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:

The National Policy Statement on Urban Development (NPS-UD) has set a new direction for Tier 2 Local Authorities and also mandated housing and Business Capacity Assessments that require Tier 2 Councils to provide enough land, particularly through Objective 2 and 3 of the NPS-UD.

The NPS-UD 2020 recognises the national significance of:

- having 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
- providing sufficient development capacity to meet the different needs of people and communities.

QLDC has aimed to respond to the requirement through the new Urban Intensification Variation to the PDP (notified 24 August 2023). QLDC has also included growth provisions and housing bottom lines, specifically into Chapter 4 of the PDP. This included a definition of the Urban Environment and a map showing the subject site (other than the rural land) as being within the Wakatipu Basin Urban Environment (Clause 4.1.2 of the PDP) - this map is broad brush and not intended to be accurate to the land parcel level.

The Ladies Mile SPP Variation, together with the very recent notification of the intensification variation (24 August 2023), is how QLDC is intending to implement the requirements of the NPS-UD. Accordingly, QLDC has not yet fully implemented the requirements of the NPS-UD.

The proposal is for a comprehensive residential development of vacant land. The high quality of the design of the development will ensure it will result in an attractive, safe and accessible environment both for the occupants of the dwelling and the wider community. The proposal is entirely consistent, and will enable, the outcomes directed by the NPS-UD.

The Freshwater NPS 2020 is one of several pieces of national direction for managing New Zealand's freshwater.

Water quality will be managed through providing effective management of water water and stormwater management. Any necessary discharge consents will also be sought from Otago Regional Council.

The proposal will be consistent with the NPS Freshwater 2020.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES Soil):

The future application for resource consents will include consideration of the NES Soil.

Technical reports have been commissioned that do not identify the site as being a HAIL site and therefore consent is not required under the NES Soil.

National Environmental Standard for Freshwater Regulations 2020 (NES Freshwater):

The future application for resource consents will include consideration of the NES Freshwater. The proposal is not expected to require consent under the NES Freshwater

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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 construction industry requires certainty of pipeline projects to ensure continuity of employment and resourcing. The project will support the certainty of ongoing investment and employment opportunities in this workforce at a local level, while continuing to promote the sustainable management of natural and physical resources.

Planning work on Ladies Mile has been ongoing for eight years and in this time the planned density has continually crept up to what is anticipated today under the Ladies Mile SPP Variation being a minimum of 40 dwellings per hectare. This change has come about as New Zealand through the NPS-UD (Housing bottom lines, and transit intensification) and the Medium Density Residential Standards.

The industry (planners and urban designers) has moved towards density and accepting density much much faster than local authority legislation has been able to keep up with. The applicant has been at the forefront of this push towards density and the efficiency of using land.

The new Fast Track process provides an opportunity for the applicant to swiftly improve on what it is about to have consented under the old Fast Track process. This would be within timeframes that would let the applicant continue with its key infrastructure provision and first stage (essentially the entrance and key infrastructure) and then move seamlessly to a more dense and efficient proposal as sought in this project. If the usual RMA process were adopted, that would likely take years to complete, by which time the applicant is likely to have gone too far ahead with its current proposal to divert to the more efficient and effective option now contemplated.

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

Please write your answer here:

Yes, the Ladies Mile has been prioritised by both central and local government for the delivery of housing. The project subject to this application is a bold response to the challenges facing Queenstown in respect of housing availability.

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

Local government plan or strategy

Please explain your answer here:

QLDC Spatial Plan, and in the most recent Ladies Mile SPP Variation to the QLDC Proposed District Plan

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Regional significant infrastructure – the infrastructure already being constructed (SH6 and SH6A) is considered nationally significant (being on a State Highway) and the three waters infrastructure will enable at least 2,200 houses in the eastern corridor with 501 housing being fast tracked will kick off the development of the eastern corridor and will 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:

Increase the supply of housing address housing needs:

In QLDC's s42A report for the Ladies Mile SPP Variation it was noted that the HDCA finds that there is a current shortfall of housing in price bands below \$500,000 (a

shortfall of 2,350 affordable dwellings in 2020 for first home buyers, with the majority of these households in rental accommodation). These housing

affordability shortfalls will worsen if there are no interventions to help first

home buyers get into the housing market. The evidence that was presented at the Ladies Mile SPP Variation Hearing suggested that affordability shortfalls have worsened

considerably in the district in the last 1-2 years.

Well-Functioning Urban Environments:

The Flint's Park Urban Intensification Project will add to the growth of housing in the eastern corridor which is Queenstown's next and only affordable area for housing expansion it is close to schools and the metropolitan area of Five Mile and Frankton and on a Key (could be considered a rapid transit route) transport route. The development on zoned and on adjoining rural zoned land is well located to ensure housing can be delivered at affordable levels and also will help keep the cost of living down but providing dwellings that are smaller to maintain, in a location where car ownership can be reduced.

There are wider effects of Flint's Park on the potential future development along Ladies Mile have been mitigated by developing the Flint's Park Masterplan to consider the following:

- Maximising the benefits from the transport interventions that the QLDC, Waka Kotahi and ORC are implementing.

- The use of access ways and courts to not only reduce the number of vehicle access points on the roads but also to encourage pedestrian usage.

- The establishment of a greenway system will ensure that pedestrian safety is prioritised.

- Extensive landscaping of the public spaces with attention to the details of the footpaths and front yards will help to mitigate the effects that could arise once housing is developed at a medium density.

- The use of design manuals to ensure that future development occurs in a well-designed way.

- Making maximum use of the Neighbourhood Mixed-Use Centre by enabling medium density development around the center to the north and south

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

As noted above, the development will support the certainty of ongoing investment and employment opportunities in this workforce at a local level, while continuing to promote the sustainable management of natural and physical resources.

The employment opportunities that the development supports are in the short term through the development and construction of the project. Long term opportunities also exist with the potential for mixed use development as well as in the Homestead café and gallery

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

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?

Not Answered

Please explain your answer here:

It is now widely accepted that for urban development, the most significant impacts on carbon emissions are achieved at the design stage – not during construction or operations. Notwithstanding, this development proposal is seeking to deliver minimal (if any) increase in carbon emissions impacts, even with a substantial increase in yield over earlier proposals. This is achieved by a heavy focus on walking and cycling amenity and routes, quality public transport provision and areas of car-free commercial and residential development.

It has been estimated that buildings are directly and indirectly responsible for up to 20% of New Zealand's greenhouse gas emissions (source: www.branz.co.nz). With this in mind the development will incorporate high levels of insulation, integrating renewable energy systems and consider innovative green building designs were appropriate.

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

Yes

Please explain your answer here:

Stormwater coming off Slope Hill will be improved, other than in extreme events. All development will be future proofed appropriately by design for appropriate flood and storm events.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The environment will transition from rural to urban. As part of delivering a well-functioning urban environment, this precinct is intended to support and complement the residential development within Flint's Park and Ladies Mile as a whole.

The project will directly contribute to the supply of more dwellings in Queenstown where there is a significant shortage. The Ladies Mile community will be located in an appropriate part of Queenstown where the maximum benefit from developing in close proximity on flat land can be gained.

The uses proposed within this area are essentially residential, commercial and community activities. This area would cater for the changing demographic and 'work from home' scenario which has become popular in recent years. The precinct allows for people who might want to work from home or close to home, to have live- work opportunities.

There will also be ecological benefits (as have been canvassed through the Ladies Mile SPP Variation process in the proposed blue-green network and proposed green lanes

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

Yes

Please explain your answer here:

The Lower flats are located within the QLDC Spatial Plan Urban Priority Area. The design brief has been to develop the Flint's Park proposal to achieve the key principles of the QLDC Spatial Plan and the design principles of the Ladies Mile Masterplan. The Latest Plan variation promoted by QLDC includes Flint's Park

RM230721 includes provision for a Water Reservoir on Slope Hill.

Slope Hill however is still located within Rural Land but supported by the strategic direction of Ladies Mile

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:

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:

Not Applicable

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:

Werner Murray

Important notes