

Contact: Matthew Holder

22 September 2022

Covid 19 Fast-track Consenting  
Ministry for the Environment  
PO Box 10362  
Wellington 6143

Attention: Stephanie Frame  
Email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

Dear Ms Frame,

**(Fast Track Consenting Act) 2020 - Request for Further Information, Referral Application Clive Residential Subdivision Development Project- ref: application PJ0000820**

We write in response to the request for further information in relation to Tomorrow Development Ltd.'s referral application for the proposed Clive Residential subdivision Development Project- ref: application PJ0000820.

Thank you for the opportunity to provide further information to assist with the understanding of the proposed Project. This letter follows the sequential order of the information request and, with support from the accompanying updated Economic Impact assessment by property economics, seeks to address the information request in full.

- 1. Please provide a detailed breakdown of the ongoing full time equivalent (FTE) jobs that are expected to be enabled by the commercial/retail activities and provide the figures for the FTE's produced by the whole project in jobs per year, rather than FTE years.*

We have since been advised that the above information request was sent in error, given that no retail or commercial activities are proposed to occur as part of the development on the site.

However, it is evident (based on the attached economic assessment<sup>1</sup>) that the existing retail/commercial activities in Clive will benefit from a portion of the (estimated 713 FTE) indirect and induced economic activity, that in turn will result in employment opportunities brought about by increased demand for goods and services daily. For example: demand for food and beverage, medical and pharmacy, schooling and childcare all brought about through increased visitor's (for example construction labour and deliveries) and overtime brought about by permanent residential occupants' establishing).

<sup>1</sup> Section 3.3

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It is expected that a stage 2 application will further expand upon the direct and indirect economic benefits for Clive and the Region resulting from this subdivision development.

2. *The application states that while the site “benefits from proximity to key transport routes and potential sources of labour, historical imagery confirms that the land has only been used for grazing and low intensity cropping rather than orcharding or intensive rural production since 1949.” Please comment on whether the land being developed for residential use will result in any direct job losses to the region in the primary sector, as well as any indirect jobs supporting the primary sector (i.e. meat works). Please provide net job creation figures (numbers of new jobs created minus numbers of jobs lost in the primary sector).*

As provided in Section 4<sup>2</sup> of the updated *Economic Impact Assessment Overview of Property Economics* (attached) from an economic perspective-

*the potential economic loss associated with this proposal relates to the opportunity cost of the loss of this site for other, currently enabled, activities. Currently this site is leased for ‘cash crops’ utilising contracted labour. At approximately 12 hectares the site is unlikely to be materially feasible for livestock and is likely to remain a relatively low value crop site. Based on averages the potential loss to the Hawkes Bay economy could be as high as \$24,000 per annum. However, based on the level of alternative land availability, this activity is highly unlikely to be lost to the Region as a whole.*

Additional to this, given the block of land has been utilised/leased as part of a wider agricultural cropping operation (Bostocks), it is expected that the existing labour associated with this cash cropping operation (particularly given labour shortages in the region) will be redeployed to other sites as opposed to direct job losses. This represents a potential positive effect as a well-documented labour shortage means not only redeployment from this site to cover critical labour shortages on other sites, but also carries the added benefits in capturing produce potentially lost as a direct result of not being able to harvest. The current labour shortages are reinforced in the following article-

<https://www.newshub.co.nz/home/new-zealand/2022/07/hawke-s-bay-fruitgrowers-association-lament-labour-shortages-caused-by-covid-19-as-fruit-left-to-rot.html>

3. *The section of the application form which asks the applicant to “detail all consultation undertaken with relevant government ministries and departments” (page 7) appears to be incomplete. Please provide the full description.*

The application should read:

***Part IV: Consultation***

*Government ministries and departments*

*Detail all consultation undertaken with relevant government ministries and departments:*

The applicant has not had specific pre application meetings with officials, an initial enquiry was made to discuss the merits of presenting an application and expectations around the process.

It is understood that preliminary discussions with the Ministry of Housing and Urban (MHUD) development have occurred with an expression of interest in the development (potentially partnering with K3 Property who are a development company owned by the Kahungunu Asset Holding Company, which holds and manages assets on behalf of Ngati Kahungunu Iwi incorporated). *See Enclosure L to the application.*

Should the application be approved for Stage 2 progression then it is expected discussions with Kainga Ora will also take place, based on past expression of interest in development land in

<sup>2</sup> Page 11 of the *Property economics Report- Clive Road Development Fast Track Economic Impact Assessment Overview*

the Hawkes Bay region, and a well published need for social housing in the region. The applicant and its representatives believe ongoing consultation is an important stage 2 application imperative.

4. The table of “rule(s) consent is required under and activity status” (page 4-5), is unclear. Please provide a clear description of all the rules consent is required under for the project.

The following table details the *rule(s) consent is required under and activity status* necessary for the project. Overall, the application is to be assessed as a **non-complying activity**.

Location of the Proposed activity

- 49 School Road Clive
- The subject site is 2 parcels of land held in two records of title.
  - i. Pt Suburban Section 23 West Clive contained in record of title HB84/297 being approximately 6.3737 hectares in area; and  
Pt Suburban Section 24 West Clive contained in record of title HB84/297 being approximately 5.6203 hectares in area.
  - ii. Lot 1-16 DP 345 and part shown road DP345 HB84/296 being approximately 8698m<sup>2</sup> in area.

RELEVANT PLAN / STANDARD	RELEVANT RULE / REGULATION	REASON FOR CONSENT	ACTIVITY STATUS
District Plan			
Hastings District Plan Partially Operative	Rule SLD25 - Subdivisions not provided for in the District Plan	In the Plains Production Zone the minimum lot size is 12 hectares (Table 30.1.6A). The proposed subdivision would create lots smaller than this and is accordingly a non-complying activity (Rule SLD25).	Non-complying
Hastings District Plan Partially Operative	Rule SLD17 – Subdivisions that do not comply with a standard and term in Section 30.1.7	Individual lots within the subdivision (which is on land currently zoned Plains Production) will not be capable of fitting a building platform measuring 30m x 30m, which is a General Site Performance Standard from section 30.1.7A	Restricted Discretionary
Hastings District Plan Partially Operative	land use Rule PP39 – activities not provided for under other activity status rules	Non-compliance with land use standard 6.2.6B ('Residential Buildings'), under which only one residential building is allowed per site,  Standard 6.2.5B Yards where residential buildings on the lots proposed will not meet rural setback standards,  and with standard 6.2.5J, which sets a maximum net site coverage of 35% or 1,500m <sup>2</sup> (whichever is the lesser).	Non-complying

<b>Regional Plan</b>			
Hawkes Bay Regional Council Regional Resource Management Plan	Rule 42 - Diversion and Discharge of stormwater	Certificate of Compliance required	Permitted (subject to onsite mitigation to ensure compliance with standards/terms for permitted activities)
Hawkes Bay Regional Council Regional Resource Management Plan	TANK 20 – Small Scale stormwater diversion and discharge	The activity does not comply with the conditions of Rule TANK 19; and b) the activity is not from an industrial or trade premise.	Restricted Discretionary
Hawkes Bay Regional Council Regional Resource Management Plan	TANK 21 – Diversion and discharge of stormwater from an existing or new local authority managed stormwater network into water, or onto land where it may enter water	Along with standard terms and conditions an application for resource consent must include an Integrated Catchment Management Plan in accordance with Schedule 35B	Controlled
Hawkes Bay Regional Council Regional Resource Management Plan	Rule 71 – Activities affecting river control schemes and drainage schemes	Construction of stormwater outlet structures (if required) and works within a drainage scheme	Discretionary
<b>Other Legislation</b>			
	NES Regulations Subclause (7)	In terms of (7) (a) the site has in part been used for a HAIL activity. In terms of the Hazardous Activities and Industries List (HAIL) Section A10, the site has previously been used for cropping.	Restricted Discretionary Consent under the NES is required

5. *Confirm whether consent is required under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 for the proposed enhancement*

Page 13 of the application states-

**National Policy Statement for Freshwater Management 2020 (NPSFW)**

*The NPSFW provides direction to Council's to assist in giving effect to Te Mana o Te Wai. Given the proximity Muddy Creek it is important that a stage 2 application determines aquatic and riparian habitat values and any ecological value required for preservation and or enhancement. It is not envisaged that there be any need or requirement for alteration of disturbance of this waterway. It is anticipated that this proposed development will be consistent with the direction of the NPSFW.*

We have further consulted with Hawke Bay Regional Council<sup>3</sup> regarding the potential presence of identified wetlands within proximity of the site, and that they have confirmed that there are no identified wetlands within proximity on their database. A stage 2 application will also include a ground assessment- via an ecological assessment to ensure accuracy of mapping.

We trust the above information, satisfies your request for information.

Should you wish to discuss matters further, please do not hesitate to contact me directly on s 9(2)(a) and/or s 9(2)(a)

Yours faithfully  
**Development Nous Ltd**



Matthew Holder  
**Director / Principal Planner**

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<sup>3</sup> Sophia Edmead- HBRC Team Leader Consents 20 September 2022 via email