

Contact: Matthew Holder

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Fast Track Consenting Team  
Ministry for the Environment | Manatū Mō Te Taiao

**06 876 2159**

**Attention: Samantha Maxwell- Analyst | Kaitātari**

s 9(2)(a)

Dear Samantha

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

Thank you for your phone call yesterday pertaining to the above. As requested, we provide the following information to crystallise matters covered in our client's fast track application. We do so with a heading format which matches each of the two questions presented in your request.

#### **1. THE EXPECTED TIME SAVINGS BY USING THE FAST TRACK CONSENTING PROCESS**

We believe the time saving benefits of this process, over a conventional Resource Management Process based on past and current experiences within the Region and in particular Hastings District would be a minimum of 3 years and possibly up to 5 years, before the first dwellings could be delivered.

This is based on the following logic-

##### Resource Consent Process

- We would expect resource consents for the development through the standard RM Act resource consenting process to take 18 to 24 months, including provision for notification and a hearing through tandem Hastings District Council and Hawke's Bay Regional Council processes.
- On the basis of experience, we would expect that a resource consent decision could involve an Environment Court appeal process even if this was limited to the details of conditions that were not agreed through the consent hearing process. If such an appeal could be addressed by way of mediation, we would still expect that this would extend the RM Act consent process by a further 12 months. We would therefore expect that resolution of resource consent through a standard RM Act consent process would take 30 – 36 months. **(an additional 2.5- 3years)**
- A wider appeal process involving third parties could extend the process from the issuing of a decision by a further 12 to 24 months **(to a total of 30 – 48 months before construction)**.
- The standard RM Act resource consent route could therefore see the delivery of lots for housing development within **54 to 72 months (on the basis of a two year construction and approval time for the delivery of first stages)**.

## Plan Change Process

- However, if the Hastings District Council were to seek to direct through plan change processes rather than subdivision consenting, even where the developer controls the full extent of the subject land. Such a process would be expected to take **24 to 48 months**, provided matters tracked favourably. This again will be dependent upon third party appeal rights which could add a further 18-24 months (so approximately 48 months averaged out)
- As an example of this delayed process even in a council lead plan change in Hastings a rural to residential plan change in Hastings (Howard Street) remains unresolved after approximately six years into the process due to complicating factors.
- A plan change would also then require a subsequent subdivision consent approval based on the rezoned land provisions of the district plan. This would be expected to take around 9 to 12 months, provided all matters tracked favourably. In this respect, we note that the recent Hastings District Council Iona – Middle Road plan change, which followed the streamlined process, has not yet facilitated subdivision consent. Current discussion of site development between Council and our office (representing the developer that purchased the property subsequent to the plan change) is focussed on Council's suggestion that the subdivision application should be subject to a notification process. The plan change route followed by a subdivision application in accordance with the plan change would therefore be expected to take 36 to 60 months, while also recognising that this route has extensive developer and timeline risk. This could then see delivery of lots for housing development within 60 to 84 months (five to seven years).
- The proposed FTCA route could be completed within 12 to 18 months enabling delivery of lots for housing development within 36 to 42 months (three to three and half years). This is a substantial time saving over the RM Act resource consent or plan change followed by resource consent development approval routes.

## **2. THE APPLICANT'S ABILITY TO FUND THE PROJECT**

The applicant's principals (have extensive commercial development and financial backgrounds) will establish commercial lending arrangements to finance the development once through the stage 1 process and beyond with the project being able to in part self-fund as stages progress. The development is financially viable and is intended to provide attractive residential lots to a strained residential land market at a medium and affordable price point (as opposed to the majority of current and likely Hawkes Bay residential land supply, well above this latter criteria).

The applicant's principals and potential development partners (including K3 Property, a subsidiary of Ngati Kahungunu Iwi Incorporated, with the support of the Crown Land Programme/MHUD) have extensive commercial project experience and are currently involved in similar or larger development opportunities. They are aware of the finance and wider development requirements for the development in the current environment.

We trust the above answers your questions and provides the necessary information to allow for the application to be put before the Minister for consideration. Should you wish to discuss matters further, please do not hesitate to contact me on s 9(2)(a) and/or s 9(2)(a)

Yours faithfully  
**Development Nous Ltd**



Matthew Holder  
**Director and Principal Planner**