

Response ID ANON-URZ4-5F9B-B

Submitted to Fast-track approval applications
Submitted on 2024-05-02 21:13:30

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Classic Group

2 Contact person

Contact person name:
William Dorset

3 What is your job title

Job title:
Development Manager

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:

P O Box 134
Tauranga South,
Tauranga 3112

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:

422A & 422B State Highway 59, Pukerua Bay, Porirua 5026.

Please refer to Mt Welcome Masterplan Concept sent through via email to ListedProjects@mfe.govt.nz. In addition to this, the following plans have been provided to support this application:

- Preliminary Earthworks Plans
- Preliminary Draingae Plans
- Scheme Plans
- Roading layout and road long sections

File upload:

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

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

Pukerua Property Group LP, Juliet Dunlop, The Mt Welcome Family Trust

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:

Pukerua Property Group LP are the legal owners of Lot 1 DP 534864 and Part Lot 1 DP 89102.

The registered owner of Lot 2 DP 89102 is Juliet Dunlop. Pukerua Property Group LP have an unconditional contract on this property for purchase.

The registered owner of Lot 2 DP 534864 is The Mt Welcome Family Trust and a conditional contract for purchase is forthcoming.

Section 2: Project details

What is the project name?

Please write your answer here:

Mt Welcome, Pukerua Bay, Porirua

What is the project summary?

Please write your answer here:

Located within the Northern Growth Area, Mt Welcome is intended to be a project delivered by the Kaha Ake joint venture partnership between NZ Super Fund (NZSF) and Classic Group with the aim of delivering 900+ houses in response to the district's shortfall in housing capacity.

What are the project details?

Please write your answer here:

Mount Welcome is intended to be delivered through the Kaha Ake joint venture partnership between NZ Super Fund (NZSF) and Classic Group. Kaha Ake brings together NZSF's long-term financial support and Classic Group's 27 years of land development experience to support the creation of homes at pace and scale around New Zealand. This partnership is focused on addressing the issues facing the New Zealand property sector to enhance society.

The partnership has secured a pipeline with over 2500 lots throughout New Zealand with many more in due diligence phases. Kaha Ake has the land supply, the capability, and the financial backing to make a meaningful impact to New Zealand's housing supply. The key to unlocking this potential is the fast-track application process.

Mt Welcome, and the wider NGA, has been identified as a growth area since 2009 and was recently the subject of a Council-led Plan Change / Variation process that sought to rezone the site as a key component in PCC's response to the shortfall in housing capacity in the district and increasing demand for a greater diversity of housing.

Mt Welcome is now live-zoned through a recent variation to the Porirua District Plan and will deliver 900+ allotments/houses that would be accompanied by a neighbourhood centre (commercial) dispersed through a network of public spaces within and adjacent to large tracts of restored and/or enhanced native vegetation and natural landscapes. The proposal also includes on-site flood mitigation to alleviate any potential flooding issues in the downstream catchment, as well as a new water reservoir, wastewater flow mitigation/storage facilities, new roading, and improved pedestrian and cycle connections to Pukerua Bay village and rail station, along with extensive recreational and amenity areas.

The objective of the development is to deliver well functioning urban environment to meet the demands in housing capacity in the district and increasing demand for a greater diversity of housing within Porirua City and the wider Wellington Region. The fast-track decision-making process presents an opportunity to unlock the development and deliver on housing needs at a pace that standard BAU RMA processes cannot achieve.

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

Please write your answer here:

The entire project is expected to be completed over 15+ civils stages (dependent on market conditions). There will be approximately 6 earthworks stages, with each earthworks stage enabling 2-3 civils stages thereby ensuring that earthworks are advanced at least a year ahead of civils stages and appropriately managing environmental effects during construction.

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

Please write your answer here:

Resource Management Act 1991

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

Please write your answer here:

Porirua City Council
Greater Wellington Regional Council

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

Please write your answer here:

No RMA resource consent applications to enable the development have been made to date.

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

No

Please explain your answer here:

No – other currently registered owners have been notified on this application and are supportive.

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

Please write your answer here:

The project is expected to commence in October 2025 and completion in August 2040. Depending on market conditions, project delivery can be speed up to meet demand.

The timeline below is on the basis that a fast track application is accepted (ie not under the BAU RMA process).

Stage 1:
Consenting – current-mid 2025
Earthworks Commencement – October 2025
Civils commencement – January 2025
Civils Completion – December 2025
Titles Stage – March 2026

The next earthworks stages will follow with earthworks occurring every season until completion (season from mid-September to April every year). Civils stages will carry on all year round until completion with the intention to deliver 80-100 lots per year pending market conditions.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Ngati Toa Rangitira
Porirua City Council
Greater Wellington Regional Council
Wellington Water
Waka Kotahi NZTA
Kainga Ora
Adjacent landowners

The development of Mt Welcome benefits from the thorough examination of evidence supporting the rezoning and the evidence and input of mana whenua, key stakeholders, the community, and submitters. The Hearings Panel's review and assessment of submissions, along with the plan change itself, have played a crucial role in evaluating the merits of developing the site for residential purposes. Notably, the rezoning of Mt Welcome underwent a

comprehensive assessment aligned with prevailing national and regional policy directions, including the NPS-UD, NPS-FM, NES-F, RPS, and NRP. The level of detail in Variation 1 is significant, and reflects the fine-grained assessment of relevant issues which have in turn fed into a carefully integrated planning framework for the and the current masterplan.

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:

Ngāti Toa Rangitira:

Te Rūnanga o Toa Rangitira ("Te Rūnanga") is mana whenua in Porirua. Te Rūnanga is the mandated iwi authority for Ngāti Toa under the RMA and the trustee of the Ngāti Toa Post Settlement Governance Entity (the Toa Rangitira Trust). Initial engagement with Te Rūnanga has commenced with the intention to hold a hui and site visit in the coming weeks. The intention will be, where possible, to provide draft reports and consent conditions to Te Rūnanga for advice, review and input. This will include the Open Space Strategy, Stormwater Management Plan, Water Quality Assessment, and Hydrology Assessment.

There exists a commitment to continue meaningful engagement on all aspects of the Mt Welcome development.

Porirua City Council:

Pukerua Property Group Limited have entered into an MoU with Porirua City Council that underpins the creation of an urban environment located at 422 State Highway 59, Pukerua Bay. It is also important to note the significant amount of consultation undertaken as part of Variation 1 process. The urban environment is subject to a structure plan that has been considered under the 1st schedule of the RMA and is now at implementation (consent and design) phases. Regular meetings are held with PCC Senior Executives and Council officers on Mt Welcome and progress. A letter of support from PCC in respect of the Fast Track application is provided.

Greater Wellington Regional Council:

As outlined above, significant engagement occurred with GWRC through the variation 1 process. The project team are currently finalising a report that assesses the project against Regulation 45C of the National Environmental Regulations for Freshwater ("NES-FW") and provides preliminary information that has informed the design of the development proposal. This report is to be used as an engagement tool with GWRC so that a working relationship can be established and information tested prior to any formal approval process.

Wellington Water:

Wellington Water Limited ("WWL") have been engaged with throughout the Plan Change / Variation 1 process. In addition to this, Pukerua Property Group Limited have consulted with WWL regarding 3 waters, specifically on the water servicing requirements for Mt Welcome. Previous meetings have been held with PCC and WWL to discuss site constraints and preferred water infrastructure strategies. There is general agreement across all parties relating to the water servicing solutions, in particular, around the location and sizing of the reservoir and bulk main which has informed current designs .

Waka Kotahi NZTA:

Similarly to outlined above, significant engagement occurred with Waka Kotahi NZTA through the variation 1 process. Waka Kotahi NZTA's submission on Variation 1 emphasised State Highway 59 is a strategic transport route serving the Northern Growth Area, including Mt Welcome, and will serve a vital role in terms of facilitating multi-modal access to the Mt Welcome, and more widely the Northern Growth Area.

The form of State Highway 59 will be informed by a transport strategy that will be developed in collaboration with key stakeholders and lead by Waka Kotahi NZTA. Pukerua Property Group Limited have commenced initial conversation with Waka Kotahi NZTA on this strategy. It is understood that a new roundabout will be required for the entrance to Mt Welcome and provision for pedestrian and cycle routes to Pukerua Bay, including the Pukerua bay train station, and as such these components have been included in current designs.

Written approval will also be required from Waka Kotahi NZTA for a new roading access point onto the state highway. It is understood that ensuring alignment with the strategy will ensure written approval is provided.

Kainga Ora:

Kainga Ora have been engaging with Pukerua Property Group Limited since 2020 regarding the establishment of the Northern Growth Area as a 'Specified Development Project' ("SDP"). On the 25th of August 2022 Kainga Ora announced that the Northern Growth Area has been selected for assessment as a potential SDP. While Mt Welcome is part of the Northern Growth Area, it has a 'live' residential zoning and has been subject to its own structure planning process under Variation 1 to the Porirua District Plan and its own masterplanning process. Therefore, while Pukerua Property Group Limited sees merit in the assessment and due diligence work currently being undertaken by Kainga Ora, Pukerua Property Group Limited has been clear that it intends on advancing development in accordance with site zoning and the Northern Growth Area Structure Plan. In other words, while Pukerua Property Group Limited has been involved in discussions regarding the SDP, it also does not want to be delayed from advancing development and providing housing supply at scale and at a pace that was expected through Variation 1 to the Porirua District Plan.

Already, there has been significant delay from the initial proposed timeframe in establishing the SDP. The number of steps involved and the nature of the process is considered cumbersome and overly bureaucratic – it has already been 18 months from inception to not even the completion of Stage 2 of 8 implementation stages. As an untested process, there appears to be an abundance of caution in bringing it forward with multiple opportunities for feedback and reconsideration of key features, and it is unsurprisingly going very slow. This is counter to the stated intention of bringing forward urban development at scale and pace, and it is therefore questionable if this is a realistic aspiration.

Upload file here:

PCC letter of support Fast Track - Mount Welcome.pdf 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:

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:

The Site falls within the area of interest covered by the Treaty settlement with Ngāti Toa. The Ngāti Toa Rangitira Claims Settlement Act 2014 gives effect to certain provisions of the deed of settlement signed by Ngāti Toa, Trustee of the Toa Rangitira Trust and the Crown on 7 December 2012 and an amendment deed signed in November 2013.

The post-settlement governance entity associated with the Ngāti Toa Rangitira Treaty settlement is the Toa Rangitira Trust. Te Rūnanga o Toa Rangitira Incorporated is the trustee of this trust.

The deed of settlement acknowledged that Ngāti Toa suffered injustices that impaired sufficient land for their present and future needs, and the pollution, reclamation and public works affected the cultural and spiritual well-being of Ngāti Toa.

The Treaty settlement provided redress to Ngāti Toa in the form of land, the right of first refusal of Crown lands, facilitation of ongoing relationships with government agencies, imposition of overlay classifications and statutory acknowledgements placed over land sites, place name changes and an apology from the Crown. The provisions of the settlement Act are also intended to enhance the ability of Ngāti Toa to give practical effect to kaitiaki responsibilities through increased participation in resource management processes.

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?

Yes

If yes, please explain:

The District Plan rules provide for customary harvesting as a Permitted Activity.

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:

Effects assessments have already been undertaken for urban development of the land at a district plan change level as well as site specific assessments for the landowner. Assessments addressed the following matters:

- Urban Design (Boffa Miskell Limited) – provided urban design recommendations and response to the opportunities and constraints of the site to ensure the land could be developed in an appropriate manner.
- Landscape and visual (Boffa Miskell Limited) – concluded that the district plan provisions for urban development would be “appropriate to manage landscape, visual and natural character effects.”
- Ecology (Boffa Miskell Limited) – provided recommendations to appropriately manage and, where required, protect ecological values by:
 - o Including identified ecological corridors and freshwater management areas;
 - o Identifying SNA areas;
 - o Protection for hydrology and aquatic habitat of gully systems.
- Archaeology (Clough & Associates) – considered the archaeological potential (with respect to complex sites) to be low and the consequent effects of development on archaeological values to be low.
- Geotechnical engineering (ENGEO Limited) – concluded that the site is suitable for the proposed development from a natural hazard and ground stability perspective.
- Infrastructure (three waters) provision (Envelope Engineering) – concluded that the site “can be adequately serviced in terms of roading, stormwater, wastewater, potable water, electricity, telecommunications, and, if required, gas”. Also confirms that:
“While significant earthworks may be required, the footprint of these modifications will be minimised as far as possible, while striving to achieve sustainable quality development on the site and protect downstream environments from the effects of sediment and erosion.”
- Soil contamination (Pattle Delamore Partners Limited) – concludes that no specific planning provisions would be required to manage the low potential risk of soil contamination on site.
- Economic assessment – assessed the need for convenience retail and commercial service activity within the Pukerua Bay catchment assuming urban development of the land.
- Transportation (Tim Kelly Transportation Limited) – concludes that “the location of the Site offers immediate access to a state highway and in close proximity to the rail network with opportunities for a high standard of pedestrian and cycle connectivity - such transport-related attributes are unlikely to be available for development at any other locations within the district.”

The project presents an opportunity to master plan and develop the property for the benefit of the community and stakeholders with an interest in the area. The opportunity to manage over 65ha of the Taupō Swamp catchment through a sensitively designed urban development is in line with the intent of local and regional policy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage the urban form of this area.

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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:

NZ Coastal Policy Statement

The land is not identified as being within the coastal environment and is not subject to the provisions of the NZ Coastal Policy Statement.

National Policy Statement for Freshwater Management

The project has been designed to manage the freshwater resource in such as a way to avoid degradation of water bodies and freshwater ecosystems.

Ecological assessments undertaken to support the re-zoning and development process for the land outline the measures available to appropriately manage and, where required, protect freshwater by:

- Identified ecological corridors and freshwater management areas;
- Protecting hydrology and aquatic habitat of gully systems.

The current proposal will be consistent with the NPS-FM for the following reasons:

- The loss of river extent and values will be avoided.
- Stormwater from the project can be managed on site.
- The development incorporates measures to balance environmental impacts, ensuring wetland and stream values remain intact through offsetting, restoration, enhancement, and protection efforts.
- Environmental effects, especially related to stormwater and sediment control, are carefully managed to align with Te Mana o te Wai principles. Best practices in design and integration minimize sediment discharge and treat stormwater to safeguard freshwater environments.
- Erosion and sediment controls are implemented to maintain existing freshwater quality, particularly in streams adjacent to the development area, mitigating adverse effects on downstream environments.
- Despite past degradation from vegetation clearance and grazing, the development employs best stormwater management practices to maintain and enhance freshwater values through quantity and quality control measures.
- Stream habitat and ecology are protected through avoidance, remediation, and mitigation strategies, including planting and restoration efforts that benefit both wildlife and human enjoyment of streamside reserves.
- Indigenous freshwater species habitats are improved, with measures like fish passage enhancements and stream corridor restoration offsetting historical damage from farming activities.
- The development ensures no net loss in freshwater resources and aligns with Te Mana o te Wai principles, likely improving water quality downstream and safeguarding environmental health.

- Integrated management practices consider interconnected ecosystems and receiving environments, with measures to minimise adverse effects on water bodies and ecosystems, in alignment with policy objectives.
- Robust environmental management practices are incorporated to address cumulative effects on water bodies, freshwater ecosystems, and receiving environments sustainably.
- The development integrates stormwater, ecological, and recreational functions, providing accessible wetlands and stream corridors for community well-being.
- Engineering designs and reports address climate change implications, ensuring resilience in the face of environmental challenges.
- Ongoing consultation with Te Rūnanga will ensure alignment with tangata whenua values and interests, including the principle of Te Mana o te Wai.
- Consent conditions will likely include monitoring and maintenance requirements to ensure ongoing health and well-being of the freshwater environment is upheld and reported appropriately.

National Policy Statement on Urban Development:

The National Policy Statement on Urban Development (NPS-UD) sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991.

The provision of residential development in this location which has been identified for urban growth and development will contribute to a well-functioning urban environment. The proposal is consistent with the objectives and policies of the NPS-UD. It will contribute to the required housing supply for the Porirua district and the Wellington region and will provide urban infrastructure and services necessary to create an urban environment that is both well-functioning and future proof.

National Policy Statement for Highly Productive Land:

The land is identified for future urban development (through zoning in the Proposed District Plan) and is not identified as Land Use Capability Class 1, 2 or 3 and is therefore not subject to the provisions of the National Policy Statement for Highly Productive Land.

National Environmental Standards for Freshwater:

The project has been considered against the requirements of Regulation 45C (restricted discretionary activities for urban development) of the National Environmental Standards for Freshwater (NES-F) as part of the development design process. The land has been identified for urban development in the Proposed District Plan and therefore the provisions of Regulation 45C provide a consenting pathway for urban development.

National Environmental Standard for assessing and managing contaminants in soil to protect human health:

The National Environmental Standard for assessing and managing contaminants in soil to protect human health (NES-CS) is addressed in the Preliminary Site Investigation (PSI) undertaken by Pattle Delamore Partners and referenced in a previous question. That PSI recommended that a Detailed Site Investigation (DSI) be undertaken and that earthworks and development of the land could proceed in accordance with recommendations of the DSI.

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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 development of Mt Welcome will achieve the purpose of the Bill as it is, for the reasons outlined below, a development project with significant regional benefit:

- The site, together with the wider NGA has been identified as a priority development in the recently adopted Wellington Growth Framework
- It will deliver extended and new regionally significant infrastructure:
- It will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment
- It will deliver significant economic benefits:
- It will support climate change mitigation, including the reduction or removal of greenhouse gas emissions:
- It will support adaptation, resilience, and recovery from natural hazards:
- It will address significant environmental issues.

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

Please write your answer here:

Mt Welcome, and the wider NGA, has been identified as a growth area since 2009 and was recently the subject of a Council-led Plan Change / Variation process that sought to rezone the site as a key component in PCC's response to the shortfall in housing capacity in the district and increasing demand for a greater diversity of housing.

Obtaining the requisite RMA approvals is the only remaining constraint on commencement and progression of this Proposal. As it provides a faster and more certain process for obtaining consent, use of the FTAB rather than the RMA will enable the Proposal to progress significantly faster than would otherwise be the case, with the resultant economic stimulus that would ensue.

Pukerua Property Group Limited has been experiencing delays and some consent risk through the current RMA processes. In particular regional consenting matters carry a risk to the project despite significant supporting ecological assessment which confirms the development can be undertaken while avoiding more than minor adverse effects on water quality and freshwater habitats.

The following matters have been considered when assessing suitability for this process, compared to the RMA process:

- Based on recent experience/other projects in the district, non-notified small (12-45 lot) vacant subdivisions took 10-12 months to consent. This was largely due to routine exceedances of statutory timeframes currently occurring due to PCC workloads.
- Any decision by PCC or GWRC under the RMA would be subject to the appeals process which could add significant delays.
- Pukerua Property Group Limited would likely be required to seek separate consents from both the PCC and GWRC. While the integrated nature of development on the Site favours a joint application, even if the application were lodged as a single application, correspondence with PCC and GWRC officers confirmed that the applications would be processed separately.

The use of the FTAB process will see development works commence in the last half of 2025. This can be contrasted with the process under the RMA. Specifically, while the intended development of the Site for housing has recently been confirmed in the District Plan through PC19/Variation 1, realising those aspirations through the RMA will be delayed through the consents required under the NES-F and NRP. In the best-case scenario, if approvals for the Proposal were progressed under the RMA, it would likely be at least 24 – 30 months before development could commence.

Ultimately, the land has been identified and earmarked for urban development through a range of local and central government processes and will deliver a well-functioning urban environment with the potential to provide benefits for both housing supply and catchment management of the important Taupō Swamp catchment.

As noted above, there has been significant delay from the initial proposed timeframe in establishing the SDP. The number of steps involved and the nature of the process is considered cumbersome and overly bureaucratic.

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

Central government plan or strategy

Please explain your answer here:

On the 25th of August 2022 Kainga Ora announced that the Northern Growth Area has been selected for assessment as a potential 'Specified Development Project' ("SDP"). As noted above, while Mt Welcome is part of the Northern Growth Area it is, until recently, a landholding that has a 'live' residential zoning and has been subject to its own masterplanning process. Therefore, while Pukerua Property Group Limited sees merit the assessment and due-diligence work currently being undertaken by Kainga Ora, Pukerua Property Group Limited has been clear that it intends on advancing development in accordance with site zoning and the structure plan. In other words, while Pukerua Property Group Limited supports the SDP it also does not want to be delayed from advancing development and providing housing supply at scale at Mt Welcome at a pace that was expected through the PC19/Variation 1.

From a wellington regional perspective, the recently adopted "Wellington Future Development Strategy 2024-2054" (an FDS as defined in the NPS-UD) identifies the Northern Growth Area as a "Priority Development Area", further establishing its regional significance.

The identification of the Northern Growth Area, including Mt Welcome, sends a clear signal that local and central government consider the growth area to be a significant development area, and shows intent for the prioritisation of this area of the region as a significant development area.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Greater Wellington Regional Policy Statement (and the Porirua District Plan) definition of regionally significant infrastructure includes:

- pipelines for the distribution or transmission of natural or manufactured gas or petroleum
- the national electricity grid, as defined by the Electricity Governance Rules 2003
- facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003
- the local authority water supply network and water treatment plants
- the local authority wastewater and stormwater networks, systems and wastewater treatment plants
- the Strategic Transport Network, as defined in the Wellington Regional Land Transport Strategy 2007-2016

Objective 10 of the RPS seeks to ensure that the social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected. Policy 7 of the RPS also seeks to recognize the social, economic, cultural and environmental benefits of regionally significant infrastructure, Policy 8 of the RPS seeks to protect regionally significant infrastructure, and Policy 39 seeks to recognise the benefits from renewable energy and regionally significant infrastructure.

There is an inherent acknowledgement in the RPS that regionally significant infrastructure can provide benefits both within and outside of the region. This includes, among other things, the social, economic, cultural and environmental benefits of energy generated from regionally significant infrastructure.

The development includes the new and extended regionally significant infrastructure including water supply, wastewater, stormwater and power infrastructure.

The proposal includes a new water reservoir that may be sized to ensure additional community resilience by including sufficient storage to account for any shortfall in the wider Pukerua Bay area.

The proposal includes new critical electricity assets and Wellington Electricity have identified that the new infrastructure within the development will also

support KiwiRail upgrades to the Kapiti line rail corridor. This is a clear significant regional benefit.

With respect to stormwater and flood hazard management, the development includes stormwater assets that minimise existing flood hazard within the downstream catchment, including minimising flooding of the adjacent state highway network. This is a clear significant regional benefit.

In addition to above, and thinking laterally, housing itself can be considered significant infrastructure. Housing infrastructure plays a critical role in community development. Access to stable and affordable housing creates cohesive communities where people can interact, form relationships, and support one another. This sense of community fosters social bonds and contributes to overall well-being. Housing infrastructure also influences economic stability at both the individual and societal levels. Affordable housing enables individuals to allocate more resources to other essentials such as education, healthcare, and savings, thereby improving their economic prospects. Moreover, a well-developed housing market supports industries such as construction, real estate, and finance, contributing to economic growth. Overall, housing infrastructure is integral to the fabric of society, offering numerous social and cultural benefits beyond merely providing shelter. By also recognising housing as significant infrastructure, Mt Welcome will be delivering on various fronts of regionally and nationally significant infrastructure.

Will the project:

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

Please explain your answer here:

In relation to housing supply, the development would increase the residential housing supply by providing approximately 900+ new dwellings to a market that has a significant shortage of housing. The development would provide additional housing within the **s 9(2)(b)(ii)** price range. The proposal therefore provides housing, some of which meets the market demand for affordable housing. This is a notable positive effect.

In addition this, the following comments are relevant:

- The development helps to achieve Policy 1 of the NPS-UD as it increases the range of housing available to the market.
- The development would introduce more competition into the market in the short-medium term, increasing market efficiency and placing downward pressure on house prices.
- The proposal would contribute to the housing shortage over the 2024-2030 period and ensure there is a competitive land and development market, which has significant economic benefits for the district relating to access to suitable housing, in terms of location, type and price, for the current and future population.

Ultimately, district and national processes undertaken over the last 15 years have identified that development of Mt Welcome forms a key component of PCC's response to the shortfall in housing capacity in the City. It also responds to an increasing demand for a greater diversity in housing. This was reflected in the feedback PCC received through engagement on the Growth Strategy, District Plan Review and PC19/Variation 1.

Based on the technical assessments undertaken to date, the development will contribute towards a well-functioning urban environment for the following reasons:

- The proposed housing typologies will meet the housing needs of different households, including affordable houses.
- It will enable future neighbourhood centre commercial activities that are suitable for different business sectors in terms of location and site size.
- The development will make a notable contribution towards meeting the need for more new housing including detached, duplex, and terrace to enter the market, while increasing competition among developers. The proposal therefore supports and improves the competitive operation of land and development markets in Porirua and thus contributes towards meeting the provisions of Policy 1(d).
- The location and layout of the project, which integrates multi-modal transport choices, is intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions.
- The development provides appropriate connectivity to adjacent urban areas as well as future opportunities for connections to adjacent sites and future precincts.
- While the Site will be modified through earthworks and building construction, the proposal will result in a concentrated urban form surrounded by considerable areas of open space, including replanting of native bush at the Site.
- The development seeks to develop the site 'within environmental limits' via the significant biodiversity and natural environment enhancements and water quality initiatives that are intended to protect/enhance Te Awarua-o-Porirua Harbour and Taupō Swamp.
- In a financial sense, the Proposal will provide necessary infrastructure, roading and reserves, increase the patronage of public transport, making those facilities more efficient and/or enabling transport providers to provide additional services profitably (thereby increasing convenience for all patrons), and increase the customer base for local businesses.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The proposal is a circa \$320M land development project spread over 10+ years and will have a significant economic benefit in terms of providing residential development capacity, growing the housing market, and generating short and long-term employment opportunities.

The Proposal will result in an increase in employment opportunities through greater development capacity for home businesses and other employment activities which are appropriate in residential areas, medium-scale commercial activities within a new area of Neighbourhood Centre Zone, and through construction employment opportunities during development of the greenfield area.

Indirect benefits include supplies and services purchased by the construction team, or by contractors engaged by Pukerua Property Group Limited. These

include the wholesale and retail building supplies and building fit outs, civil construction supplies, and legal, telecommunications, administrative and accounting services. The vast majority of Pukerua Property Group Limited's contractors and materials are locally sourced, ensuring that the benefits remain within the local economy. Other professional services, such as real estate and conveyancing services, are expected to benefit as housing is released into the market.

By utilising the process under the FTAB, the Proposal is anticipated to deliver the first dwellings by 2026, with earthworks and construction of infrastructure to commence shortly after consent is granted. This will enable financial benefits to flow into the local economy quicker. These figures amount to significant economic benefit for Porirua and for the Wellington region

The potential for up to 900+ new dwellings and associated social infrastructure will also generate significant economic activity. These benefits will be distributed throughout the Porirua economy, and will likely have an enduring, positive economic effect.

The above costs and benefits are not readily quantifiable. However, based on similar scale projects in the area, an indicative estimate on FTEs is 1,200 with \$160M distributed through the construction sector GDP.

Other economic impacts of the Proposal will include flow-on effects that arise indirectly from the development, these include:

- Salaries earned by local residents being spent on purchasing household goods and services, boosting the regional economy;
- Increased housing both through the provision of new housing in the development and the release of existing homes which are released back on the market;
- "New money" coming into the area as a result of the development;
- Increased household incomes flowing through the local community; and
- Possible increased visitor benefits.

Pukerua Property Group Limited have engaged an economist to quantify these costs and benefits to support any future application.

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?

No

Please explain your answer here:

N/A

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

Yes

Please explain your answer here:

Yes, climate change including emission of greenhouse gases has been considered in various aspects of the development proposal as described below.

Location and Connectivity:

- The development aims to mitigate climate change and promote a low-emissions economy through its location and density.
- Enhanced multi-modal connections reduce reliance on private vehicles, crucial until low-emission vehicle adoption increases.
- Proximity to existing infrastructure and employment opportunities encourages non-car travel.
- Higher density and provision for public transport incentivise reduced car usage.

Subdivision Layout and Design:

- Layout maximises solar gain, contributing to energy efficiency.
- Flood storage provisions and stormwater infrastructure designed to mitigate climate change impacts.

Earthworks and Sediment Control:

- Conservative erosion and sediment controls enhance resilience to climate change-induced rain events.
- Controls designed to manage potential sediment discharges from larger rainfall events.

Building Construction:

- Limited scope to avoid greenhouse gas-producing materials, but optimization of housing intensity enables more efficient use of resources.
- Medium-density terrace housing promotes energy efficiency, with plans for solar panels and electric car charging.

Residential Occupation:

- Multi-modal transport provision minimizes private vehicle use, supported by good access to public transport.
- Connectivity and walking/cycling facilities reduce vehicle emissions.
- Balance between car parking and alternative transport modes encourages sustainable mobility.
- Range of housing types caters to diverse incomes and promotes modern insulation and energy efficiency standards.

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

Yes

Please explain your answer here:

Yes, the Mt Welcome development's contribution to resilience in managing natural hazard risks and climate change effects include:

Flood Management:

- The development will handle existing flood flows, resulting in a significant reduction in peak runoff during storm events. This will assist with mitigating any downstream effects. Moreover, the planning considers the impact of larger and longer rainfall events due to climate change. The provision of 'hydraulic positivity' will strengthen environmental, economic, and social resilience in terms of managing natural hazard and the effects of climate change.

Infrastructure location:

- Critical power infrastructure will be located outside of flood-prone and landslide-risk areas. Any new sub-stations and switching stations will be situated away from flood and geotechnical hazards also.

Wastewater Management:

- Additional storage in proposed wastewater tanks will prevent the need for discharge during heavy storm events, enhancing resilience against flooding and environmental strain.

Residential Resilience:

- Individual residential lots will feature rain collection tanks, ensuring a water supply for external use even during periods of low or no rainfall. This measure enhances the self-sufficiency and resilience of residents.

Future Sustainability:

- The development plans to explore opportunities for solar power generation on roof structures, potentially increasing energy resilience and reducing environmental impact.

In addition to above, the project will provide residential development in a location that is not susceptible to coastal hazards and can be managed to ensure the risks from other natural hazards are low. It will therefore provide residential development in a resilient location.

Overall, these measures collectively strengthen environmental, economic, and social resilience in managing natural hazards and climate change impacts within the Mt Welcome development.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

While the New Zealand planning system requires consideration of effects, including adverse effects, regardless of scale, intensity, duration, or frequency, it is important to note that the scale of a project does not necessarily correlate with the significance of adverse effects as larger projects can minimise and rationalize effects. It is considered that there is no potential for residual significant adverse environmental effects and appropriate measures have been taken to avoid or reduce adverse effects to an acceptable level.

Such effects have already been avoided through the initial masterplanning process and adherence to the Structure Plan brought about by PC19/Variation 1 aimed to further address adverse effects by reducing development and earthworks extent, managing stormwater discharges on-site, and avoiding significant natural areas, wetlands, and streams.

Regarding greenhouse gas emissions, the Proposal is not expected to generate significant adverse effects. Measures such as providing car parking, proximity to public transportation, and compliance with air quality standards for activities like wood burners are in place to mitigate emissions.

Overall, the project presents an opportunity to develop the property for the benefit of the community and stakeholders with an interest in the area. The opportunity to manage over 65ha of the Taupō Swamp catchment through a sensitively designed urban development is in line with the intent of local and regional policy. Potential outcomes can include catchment protection, environmental enhancement through planting, and controls on future land use to manage the urban form of this area.

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

Yes

Please explain your answer here:

Yes. The land (together with the rest of the Northern Growth Area (NGA)) was identified by Porirua City Council in the Porirua Development Framework as a growth area in 2009. The Porirua Growth Strategy 2048 identified that the NGA has the capacity to deliver between 3,000-3,500 new homes by mid-2030, with a further 2,500 plus in the years following.

PCC progressed a review of their district plan which included responding to the requirements of the National Policy Statement on Urban Development as well as incorporating the aspirations for the city as set in Porirua Growth Strategy 2048. The Proposed Porirua District Plan (PDP) was notified on 28 August 2020. Variation 1 to the PDP rezoned land in the NGA for urban development. Variation 1 was notified on 11 August 2022. The land is now zoned a mixture of Medium Density Residential Zone, Neighbourhood Centre Zone and Rural Lifestyle Zone in the PDP.

As set out in the previous questions, the Project is consistent with the objectives and policies in the National Policy Statement for Urban Development ("NPS-UD") and the flood mitigation, stormwater detention and significant wetland construction, restoration and enhancement works will ensure that the Project aligns with the NPS-FM and NES-F.

As noted, from a regional perspective, the recently adopted "Wellington Future Development Strategy 2024-2054" (an FDS as defined in the NPS-UD) identifies the Northern Growth Area as a "Priority Development Area", further establishing its regional significance.

Anything else?

Please write your answer here:

No

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:

Yes, insofar that development must ensure appropriate consideration of both climate change and natural hazards is given. Refer earlier climate change, natural hazard, and resilience discussion.

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:

No enforcement actions have been taken against Pukerua Property Group Limited.

Pukerua Property Group Limited, part of the Classic Group group of companies, have significant experience in developments of this nature and has financing to fund the Project to completion. Pukerua Property Group Limited, via Classic Developments, directly manage all its development projects internally and therefore has a high degree of control over the construction process, including quality and the careful management of temporary construction effects.

Pukerua Property Group Limited and its Classic Builders partners have an expanding presence in the Porirua through developments at Brookside, Navigation Heights and Adventure Drive. Classic are now the second biggest house builder in the country and can provide a more controlled and comprehensive development model by being able to package the land and building into one 'turn key' transaction. Track record and local employment are 2 key aspects benefiting the City economy.

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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:

William Dorset

Important notes