

Response ID ANON-URZ4-5FJV-G

Submitted to Fast-track approval applications
Submitted on 2024-05-02 07:52:21

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
The Wellington Company Limited

2 Contact person

Contact person name:
Steve McColl

3 What is your job title

Job title:
Senior 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:

PO Box 24379 Manners Street Wellington 6142

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

Yes

Organisation:
JGH Advisory

Contact person:
James Gardner Hopkins

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Project Manager

Please enter your service address:

s 9(2)(a)

Section 1: Project location

Site address or location

Add the address or describe the location:

77 & 109 Kāpiti Road, Paraparaumu

File upload:

Attachment 1 - Site Plan.pdf was uploaded

Upload file here:

Attachment 3-6.pdf was uploaded

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

Yes

upload file:

Attachment 2 - Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Kapiti Coast District Council, Ngahina Developments Limited with 20-year lease to Sheffield Properties Limited, New Central Park 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:

New Central Park Limited owns the majority of the site. It is a related company to, and "development company" of The Wellington Company Limited, which is the applicant for listing. The Wellington Company has support from and arrangements in place with the Kapiti Coast District Council to enable the development to proceed. This includes a land acquisition/ transfer by agreement under the Public Works Act to facilitate the development. Ngahina Developments, Sheffield Properties Limited and perpetual lessee Whale Song Charitable Trust, own interests in land parcels that will be affected by the development, agreements will be in place to ensure the development can proceed effectively.

All land owners have provided input into the application and aware of the impacts to their land in respect of the development.

Section 2: Project details

What is the project name?

Please write your answer here:

New Central Park

What is the project summary?

Please write your answer here:

The project comprises a comprehensively Masterplanned Metropolitan Zoned Development. The development will comprise a mixed-use new town centre for the Kapiti District, providing approximately 1,800 new dwellings, significant stormwater infrastructure, much needed arterial roading and crowning the development with a significant national tourism attraction, all utilising key transport links including recent hub upgrades.

What are the project details?

Please write your answer here:

The purpose of the project is to extend the Paraparaumu Town Centre development across zoned land, to provide a master-planned mix of activities, including residential (some 1,800+ dwellings), commercial, large format retail, tourism (jobs/identity), mixed use and aged care residential activities.

As part of the proposal, the Wharemaukū Stream will be realigned and naturalised through the site, with a wetland to be created around the realigned stream. This wetland aspect has been in front of the wider Kāpiti community for the last 6 years, as a key part of developing the proposed "Wharemauku Park", including Whale Song, This wetland restoration and new attraction has widespread support across the district.

The overall proposal will create 1,570 jobs across the whole region and increase regional GDP grows by some **s 9(2)(b)(ii)**. Details above do not include the impact of Whalesong which is detailed below.

The proposal also includes "Whale Song" which will be New Zealand's largest public art sculpture and community education project, designed by Kāpiti cinematographer and artist Mike Fuller. The installation will comprise a family of seven bronze life-sized Humpback whales swimming in pod formation, suspended over a one-acre site, adjoining the Wharemauku stream. The Whale Song project has the full support of the Kapiti Coast District Council, Coastlands, Ngahina Developments, Puketapu ki Paraparaumu Hapū and the Wellington Company.

Based on an economic impact review by Infometrics Nz, commissioned by KCDC, the Whale Song component is anticipated to increase tourism, and business resilience, resulting in economic growth to Kāpiti by **s 9(2)(b)(ii)**, creating 462 new jobs on the Kapiti Coast. (Based on 150,000 new tourists per annum) This will support new housing growth and employment demand in the area.

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

Please write your answer here:

The development will be staged to be completed over a 5-year horizon. The first step is an initial subdivision to undertake the key infrastructure upgrades to deliver the Kapiti Link Road, Wetland, stormwater upgrades, including access and groundworks for Whale Song, as well as engineered sites (superlots) for the town centre and mixed-use developments to occur.

The attached programme covers the timeframe for obtaining the initial subdivision consent, under the standard consent process.

Development within some of the superlots will occur early on (ie potentially in parallel with the development of superlots across the entire site), but over a period of 10-15 years overall, given the scale of the development anticipated.

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

Please write your answer here:

While the project will require a PWA acquisition of some land by KCDC, that is being progressed by agreement and is unlikely to require Fast Track Approval intervention. Accordingly, the only regime under which approval is being sought is the Resource Management Act.

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

Please write your answer here:

The Applicant has lodged resource consent applications with both KCDC and GWRC for activities relating to the first stage of the development, being the initial subdivision and site works to deliver superlots for subsequent development. The applications were lodged in late 2023 and are the applicant is working with each of the Councils in their capacity as consent authorities to address further information requests.

Positive engagement is occurring with both Councils.

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

Please write your answer here:

This is understood and accepted.

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

Yes

Please explain your answer here:

There are affected party approvals required by KCDC (as a landowner), as part of the application will occur on their land as well as approvals by Ngahina Developments, Sheffield Properties and the Whale Song Trust These have been given as part of the current consent applications, and will continue should the project be listed and pursued through the new Fast Track Approvals process.

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

Please write your answer here:

Detailed design

Detailed design for Stage 1 (the subdivision, earthworks, etc to provide superlot development sites) is expected to be completed within 3 months of consent being granted, moving to procurement soon after.

Procurement

This is anticipated to take 2-3 months following completion of detailed design.

Funding

The Wellington Company has a long track record of development, in fact, since 1990, with an extensive track record (some 66,000m2 in fact) in commercial and residential property in particular. Funding – for a consented development – will not be an issue.

Site works commencement

Site works could be anticipated to commence some 6-9 months following the grant of consents.

Completion

Development within some of the superlots will occur early on (ie potentially in parallel with the development of superlots across the entire site), but over a period of 5 years overall, given the scale of the development anticipated.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

relevant local authorities

Kapiti Coast District Council, Greater Wellington Regional Council

relevant iwi authorities

Muaūpoko Tribal Authority Inc, Te Rūnanga o Toa Rangatira Inc, Ātiawa ki Whakarongotai Charitable Trust
protected customary rights groups
N/A
customary marine title groups
N/A
applicant groups under the Marine and Coastal (Takutai Moana) Act 2011
N/A
ngā hapū o Ngāti Porou
N/A
any person with a registered interest in land that may need to be acquired under the Public Works Act 1981.
N/A

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:

Kapiti Council have been extensively engaged throughout the project and have provided significant input at the front end of the development. KCDC have provided the guidance and we are working through a series of agreements around how we will jointly develop and transfer key assets to the Council.

GWRC have been engaged more particularly as a statutory process and we continue to work with them on a variety of matters.

Affected party land owners have been significantly engaged with through the process.

Please see attached schedule of engagement with Te Atiawa Ki Kapiti and Puketapu Hapu.

Upload file here:

Schedule of Iwi and Hapu engagement.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:

While the project will require a PWA acquisition of some of the applicants land by KCDC, that is being progressed by agreement and is unlikely to require Fast Track Approval intervention.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Ngāti Toa Rangatira Claims Settlement Act 2014 gives effect to certain provisions of the deed of settlement signed by Ngāti Toa Rangatira, Trustee of the Toa Rangatira Trust and the Crown on 7 December 2012 and an amendment deed signed in November 2013. The deeds and associated documents are available on the NZ Government Treaty settlement website.

Include a summary of the relevant principles and provisions in those settlements and any statutory acknowledgement areas.

The Crown apology to Ngāti Toa expresses (among other things) deep regret for the cumulative effect of Crown actions and omissions, which severely damaged the iwi's social and traditional tribal structures, their autonomy and ability to exercise customary rights and responsibilities, their capacity for economic and social development and their physical, cultural and spiritual well-being. 35. The Crown says it hopes that the apology and settlement will mark the beginning of a new, positive and enduring relationship with Ngāti Toa Rangatira founded on mutual trust and co-operation and respect for Te Tiriti o Waitangi / the Treaty of Waitangi and its principles.

No cultural or commercial redress provided under the settlement would be directly affected by the project. The settlement does not, for example, create new co-governance or co-management processes.

The project is not located within any statutory acknowledgment area.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Wharemaukū Stream and the surrounding area is recognised as holding a number of important values for Te Ātiawa ki Whakarongotai as iwi, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara. The works will realign but improve the health of the Wharemaukū Stream and associated wetlands, and resulting in net positive ecological and stormwater functions, and so is expected to have a positive impact overall on cultural values.

In respect of landscape and visual amenity values, the impacts of the development of the site are considered to be Less than Minor with a Low-Moderate magnitude of change. It is the type of change anticipated given the zoning.

The proposal will not be detrimental to the safe and efficient operation of the road network and that any adverse effects will be less than minor.

All earthworks effects will be temporary in nature and will be suitably managed through the construction process such that any effects on the surrounding environment are less than minor

Any adverse effects associated with the geotechnical conditions on the site can be sufficiently mitigated or avoided for subsequent development of the superlots.

Any adverse effects associated with the flood hazards on the site can be sufficiently mitigated or avoided for subsequent development of the superlots and that the potential adverse effects on the environment are less than minor.

Upload file:

Attachment 7 – KCDC AEE.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The site is well removed from the actual coastline and is located centrally within an established urban area and is zoned for urban purposes, the NZCPS is not particularly relevant or determinative on the use of the Metropolitan Centre Zone for urban development.

The site falls within an urban environment given its zoning as Metropolitan Centre Zone, and being part of a housing market of at least 10,000 people and is supported by the outcomes sought by the NPSUD.

The proposal is consistent with the outcomes sought by the NPSIB, and the outcomes sought by the NPSFM, given it will result in net positive ecological and stormwater functions.

File upload:

Attachment 8 – GWRC AEE.pdf was uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

While the Applicant is confident that application will overall have net positive effects consistent with the purpose of the zoning, the indications are that KCDC and GWRC will jointly notify the application for submissions, and hold a joint hearing. The Applicant understand this is, at least from GWRC's perspective, necessary as the application includes the loss of some wetlands (but their recreation with greater ecological and stormwater functional benefits).

This also exposes the project to the potential for Environment Court appeals. This includes by the Applicant on conditions.

Overall, it is considered that to have access to the Fast Track Process would likely save some 3+ years in processing time. It should be noted this Fast Track application is supported by the following affected parties:

Kapiti Coast District Council
Ngahina Developments
Coastlands Shoppingtown
Whale Song Charitable Trust
Sheffield Properties

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

Please write your answer here:

If listed, the project will have little impact on the operation of the fast track process as part of a "first tranche" of applications.

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

Local government plan or strategy

Please explain your answer here:

Yes – as the site is a zoned Metropolitan Centre. The project is also consistent with the Structure Plan for the site. Added is the impact of Whale Song as a focus on tourism infrastructure to support the required balanced growth in the region: housing, amenity, jobs, identity, pride.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes – Regionally significant infrastructure – an expansion of the town centre including roading, that will create 1,570 jobs across the whole region and increase regional GDP growth by some **s 9(2)(b)(ii)**

Yes – Nationally significant art – "Whale Song", New Zealand's largest public art sculpture and community education project proposed. From a regional perspective, this is anticipated to increase tourism in Kāpiti by some **s 9(2)(b)(ii)**, creating 462 new jobs on the Kapiti Coast. This is key support for the 1000 house increase and requisite increase in employment/social demands.

Will the project:

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

Please explain your answer here:

The project will supply an additional 1,800 homes to the area.

It will also contribute to a well-functioning urban environment as it implements the zoning of Metropolitan Centre, in a manner that is also consistent with the Structure Plan for the site.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will create 1,570 jobs across the whole region and increase regional GDP grows by some § 9(2)(b)(ii). Based on medium projections (150,000 new visitors) by Infometrics, Whale Song will increase tourism in Kāpiti by some § 9(2)(b)(ii), creating 462 new jobs on the Kapiti Coast.

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?

Yes

Please explain your answer here:

The project is centrally located and positioned within close proximity of key transport hubs. The project is inherently, by location, going to reduce greenhouse gas emissions as it will provide more choice and ability for people to live closer to where they work, or for people to access goods and services closer to where they currently live.

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

Yes

Please explain your answer here:

Yes, in the sense that the project will improve stormwater function and resilience, which will enable will assist in mitigating the effects of climate change and the potential for increased rainfall and/ or rainfall events over time.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The works will realign but improve the health of the Wharemaukū Stream and associated wetlands, and will result in net positive ecological and stormwater functions. Improving stormwater management is a significant environmental issue, so too is the improvement of wetlands functions. The benefit to the wider community in the Wharemauku catchment is increased resilience and and mcuh needed stormwater capacity, at little or no cost to ratepayers.

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

Yes

Please explain your answer here:

Yes, given its zoning as Metropolitan Centre. The current roading is outlined and budgeted for by KCDC in the currenrt LTP. The roading proposed is also identified in the Regional Transport Plan.

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:

In addition to all other best practice methodology, the project has been designed to provide for climate change predictions as advised by the Council Land Development Minimum Requirements.

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:

The Applicant, The Wellington Company Limited, has been operating for over 30+ years. As is common, many of its developments are advanced under subsidiary or related companies.

On occasion, a Council has seen it as appropriate to issue an abatement notice, but this is few and far between.

The most significant enforcement matter that has arisen was in respect of the Erskine College redevelopment. In that case, while a resource consent was held, there was a question of whether a heritage protection order (and the entity with authority for it) was still in place and also needed to be considered. The result was that the development could proceed, with some additional heritage protection measures in place.

The relevant District Council, KCDC, are working particularly closely with the applicant as evidenced by the attached letter of support.

Load your file here:

Attachment 9 – KCDC letter of support.pdf was uploaded

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:

steve mccoll

Important notes