

Response ID ANON-URZ4-5FY2-U

Submitted to Fast-track approval applications
Submitted on 2024-05-03 10:32:37

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:

The Site comprises two records of title being Lot 1 DP 548977 and Lot 2 DP 548977.

The Ōtaki Māori Racing Club Incorporated own Lot 1 DP 548977 and Ōtaki Revisited Limited own Lot 2 DP 548977.

File upload:

OMRC Site Plan.pdf was uploaded

Upload file here:

Appendix 4_Draft Development Programme.pdf was uploaded

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

Yes

upload file:

Appendix 1_Record of Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Ōtaki Māori Racing Club Incorporated and Otaki Revisited 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:

The applicant owns one of the two parcels at the Otaki Maori Race Course and has agreements in place regarding the remaining parcels.

Section 2: Project details

What is the project name?

Please write your answer here:

Otaki Maori Racing Club (OMRC) Development

What is the project summary?

Please write your answer here:

Located within an identified growth area, the development seeks to subdivide approximately 59.8 hectares of land in Ōtaki to construct a housing development, including constructing or installing infrastructure or structures associated with the subdivision.

What are the project details?

Please write your answer here:

A succinct description of the Proposal is provided in the Landscape Architectural Strategy as follows:

The proposed new Ōtaki Revisited Limited housing development harnesses the site's flat land, excluding beyond the racing precinct (the southeast corner of the site [Zone G] which is to be retained for racing and training purposes). Offering a range of housing types including stand-alone, semi-detached, terrace co-housing and apartment dwellings, the proposed development is characterised by pockets of dwellings set within a new landscape structure that harnesses the site's cultural and natural heritage. The racing precinct, Zone G, will continue to provide public access and parking to race clubs, grandstands, Ōtaki Pottery Club and the newly created Creche building. Additional parking spaces are provided to the southern boundary, catering to the new and existing buildings and future market events. Stables, agistment and training areas along with ancillary race buildings remain in the southeast corner of the site.

Key elements of the Proposal are as follows:

- 550 dwellings, comprising a mixture of standalone, duplex, terrace and walk-up apartments;
- A new standalone childcare Centre accommodating up to 80 children (with this predominantly serving the new families at the Site);
- A new café comprising approximately 100m² Gross Floor Area ("GFA") constructed within the existing ŌMRC pavilion building complex; and
- A new housing 'assembly and distribution centre' located at the eastern end of the Site fronting onto Rahui Road, where the proposed new residential units will be assembled from prefabricated components delivered to Site.
- Three-waters infrastructure including the creation of flood storage / stormwater attenuation areas to manage existing flood hazard.
- Public and private open spaces.
- Enhancement of existing watercourses.
- A series of new internal roading connections including a primary road connection link between Te Roto Road and Rahui Road, secondary connector roads, minor roads, and a series of shared lanes serving smaller clusters of dwellings.
- A shared walking / cycling path that extends through the Site and around the full extent of the racecourse; and
- Improvements to the external roading network including widening of Te Roto Road and a new shared path connection from the Site to the recently completed shared path on Rahui Road (which in turn provides access to the town centre and rail station).

Off-site infrastructure upgrades to support the development are being advanced separately but concurrently by KCDC in line with the IAF agreement with Kainga Ora / central government.

Of the 59.8ha site, 39.5ha will be retained for racing activities and associated open space and the remaining 20.3ha will be utilised for residential

development and associated public and private open space, ecological enhancement works, roading and three waters infrastructure, including the creation of large stormwater detention / flood storage areas. Ultimately, approximately 20% of the Site is proposed to be developed with the remainder being retained as green, open space.

The vision for the Proposal is:

To create a housing future for those who would otherwise not be provided the opportunity through a high quality mixed use, mixed and blind tenure community housing development of scale.

Providing a range of housing options and choices across the housing continuum in what will become an exemplar village development; whilst maintaining the significance of a key piece of Māori and community infrastructure through the retention of the Ōtaki Māori Racing Club activities.

Guiding principles that were developed at the outset of the project are as follows:

- Respect the significance of the site to Ōtaki and Māori for the future.
- A village within a village – a place that is uniquely Ōtaki.
- Mixed/ blind tenure – more and better housing all community “Creating a housing future”
- An exemplar – a place that will not be like any other development (current).
- A range of housing types and options – that will reduce the total cost of living for whānau.
- Sustainable and affordable and create opportunities and provide security of tenure.
- A green community that enhances what exists for the betterment of future generations to come.

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

Please write your answer here:

With respect to stormwater management, Stormwater design within each stage shall be carried out to ensure that, upon stage completion, the objective of net hydraulic neutrality across the overall site is maintained. This may mean that stormwater attenuation devices, such as ponds, will need to be constructed ahead of general development works.

The indicative staging plan is attached elsewhere in this application.

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:

Kapiti Coast District 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:

Schedule 4 clause 31(3) of the Bill details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Bill for the same, or substantially the same, activity. The application to refer the development to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), was approved and the Stage One fast track consent application was lodged on the 7th of December 2023 and on the 13 December 2023, the EPA determined that the application complied with the requirements set out in clause 3, Schedule 6 of the Act and the referral order, and provided it to the panel appointed to determine the application. The Otaki Maori Racecourse Expert Conferencing Panel has just been appointed with a site visit recently undertaken and the formal comments process about to commence.

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

Yes

Please explain your answer here:

Yes. The Otaki Maori Racing Club

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

Please write your answer here:

Please see attached programme

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Ngāti Toa Rangitira
Kapiti Coast District Council
Greater Wellington Regional Council
Wellington Water
Kainga Ora
Adjacent property owners

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 Coast District Council

Correspondence has been undertaken with KCDC on all levels including senior executives and regulatory officers. Extensive consultation at officer level included:

- Consultation between the project engineers and officers with respect of vesting of roads, walkways and the stormwater attenuation area and servicing including off-site upgrades and the developer agreement;
- Consultation with planners regarding consent requirements; and,
- Consultation with the parks team regarding open space areas and connections to existing pedestrian and cycle tracks.

KCDC officers have also provided comments on the current application ahead of the formal process commencing.

KCDC also provided a letter of support for the current application. Attach.

Greater Wellington Regional Council

Both formal and informal correspondence has been undertaken with the GWRC and included a site visit with GWRC staff and advisors on Friday 22nd September 2023. Recent correspondence with GWRC includes:

- Advice and clarification regarding whether the new NES-F regulations prevail over the Natural Resources Plan ("NRP") rules; and,
- Advice in relation to the stormwater and WSUD aspects of the Proposal.

GWRC officers have also provided comments on the current application ahead of the formal process commencing.

Kainga Ora

We report Quarterly to Kainga Ora on the project and their expectation is that we will deliver the project in accordance with the programme.

Ngā Hapū o Ōtāki

As set out in the Cultural Impact Assessment prepared by Te Kōnae Limited on behalf of Ngā Hapū, the mana whenua of Ōtāki are five hapū of Ngāti Raukawa ki te Tonga, Ngāti Koroki, Ngāti Kapu, Ngāti Pare, Ngāti Maiōtaki and Ngāti Huia ki Katihiku (collectively, Ngā Hapū). Ngā Hapū have mandated Ngā Hapū o Ōtāki to represent them for a variety of purposes, including responding to the proposed development.

Engagement has included hui and site visits held with Ngā Hapū advisors. Hui included technical meetings with the project team to outline the technical aspects of the Proposal including stormwater management and three waters servicing. Meetings were also held with the other ART Confederation members (Te Atiawa and Ngāti Toa).

Te Rūnunga o Raukawa Incorporated

Consultation was undertaken with Te Rūnunga o Raukawa advisors and they confirmed that they would not provide a CIA because they are deferring to Ngā Hapū o Ōtāki.

Te Rūnunga o Toa Rangitira

Consultation was undertaken with Ngāti Toa Rangitira advisors including a site visit and a number of hui and they confirmed they would defer to Ngā Hapū o Ōtāki.

Muaūpoko Tribal Authority

The Applicant has a hui and site visit with Muaūpoko Tribal Authority ("MIA"). Draft plans and proposal information were provided for review. MIA prepared a CIA to accompany the current application.

Adjacent Property Owners

The landowner and Applicant has undertaken the following consultation with adjacent property owners:

- Undertaken a letter drop to all adjacent properties which was sent to inform them of the development. A copy of this letter was attached to the current application.
- A neighbour meeting arranged by one of the owners of an adjacent property. Follow up correspondence has occurred with a number of property owners that were in attendance.

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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:

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 Rangatira. 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 post-settlement governance entity associated with the Ngāti Toa Rangatira Treaty settlement is the Toa Rangatira Trust. Te Rūnanga o Toa Rangatira Incorporated is the trustee of this trust. Engagement with Ngāti Toa Rangatira is set out in Section 6.3 below.

The relevant principles and provisions set out in the Ngāti Toa Rangatira Treaty settlement are set out as follows:

Crown acknowledgements and apology

31. As part of the Ngāti Toa Rangatira Treaty settlement, the Crown offers acknowledgements and an apology as part of Treaty settlement redress to atone for historical wrongs, restore honour, and begin the process of healing.

32. The Crown recognises that a number of Ngati Toa Rangatira, including Te Rauparaha and Te Rangihaeata, signed Te Tiriti o Waitangi/the Treaty of Waitangi in 1840. The Crown profoundly regrets that it has not always lived up to its obligations to Ngati Toa Rangatira under Te Tiriti o Waitangi/the Treaty of Waitangi.

33. As part of the apology offered by the Crown to Ngāti Toa Rangatira, to their ancestors, and to their descendants in the Ngāti Toa Rangatira Claims Settlement Act 2014, the Crown unreservedly apologises for failing its obligations and for breaching Te Tiriti o Waitangi/the Treaty of Waitangi and its principles which have hurt and caused prejudice to Ngati Toa Rangatira.

34. The Crown says it is deeply sorry for its actions that intentionally undermined the mana and rangatiratanga of leading Ngati Toa Rangatira chiefs, in particular, for its indefinite detention of Te Rauparaha, and deeply regrets it has failed, until now, to acknowledge this injustice in an appropriate manner.

35. The Crown profoundly regrets and apologises for leaving Ngati Toa Rangatira virtually landless and unable to access customary resources and significant sites.

36. The Crown deeply regrets the cumulative effect of its actions and omissions which severely damaged Ngati Toa Rangatira social and traditional tribal structures, their autonomy and ability to exercise customary rights and responsibilities, their capacity for economic and social development, and physical, cultural, and spiritual well-being.

37. Through the settlement and the apology, the Crown states it hopes 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.

38. Affording respect to the views of Ngāti Toa Rangatira iwi on resource management matters and enabling iwi to meaningfully participate as a Treaty partner in resource management decision-making within their takiwā/area of interest are important ways in which the Crown can give effect to these acknowledgements and apologies.

There are no other cultural or commercial redress provided under the settlement that would be directly affected by the Proposal except for the following:

40. As a general principle, an absence of specific settlement redress does not indicate the absence of an iwi cultural association with ancestral lands, sites, wāhi tapu or other taonga within an area. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

41. Importantly, cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga – regardless of whether or not they are specifically identified in a Treaty settlement – are deemed to be matters of national importance that must be recognised and provided for in decision-making under Part 2 section 6(e) of the RMA.

The settlement does not create new co-governance or co-management processes which would affect decision-making under the RMA for the Proposal.

Also, Muāupoko Tribal Authority Incorporated has a Crown-recognised mandate that identifies an area of interest for settlement negotiations which includes the Site. Treaty settlement negotiations between the Crown and Muāupoko Tribal Authority Incorporated are not active and no significant negotiation milestones have yet been achieved.

There are also no relevant joint management agreements or Mana Whakahono ā Rohe to consider.

Consultation with the iwi authorities has been undertaken as part of the current application.

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:

There is no customary rights that currently apply to the site.

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:

The assessment of environmental effects included in the Stage One application included an assessment of the following actual and potential effects:

- a) Positive effects;
- b) Social impacts
- c) Economic effects;
- d) Ecological effects;
- e) Landscape character and natural character effects;
- f) Visual amenity effects;
- g) Internal residential character and amenity;
- h) Earthworks and construction effects;
- i) Access and traffic generation effects;
- j) Subdivision effects;
- k) Geotechnical effects;
- l) Climate change and natural hazard effects;
- m) Historical and archaeological effects;
- n) Cultural effects; and,
- o) Reverse sensitivity effects.

The assessment in the current application concludes that adverse effects of the Stage One proposal are considered to be less than minor, and minor on the environment (but not more than minor). There is no potential for the Project to have significant adverse environmental effects, and adverse effects will be avoided, remedied or mitigated and any residential effects will be readily managed through proffered conditions.

Upload file:

Appendix 27_KCDC Correspondence.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:

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 development will be consistent with the NPS-FM for the following reasons:

- a) The development seeks to minimise and mitigate its effects on ecosystems and waterbodies in a manner which give effects to Te Mana o te Wai, through careful design and integration between engineering, ecology and planning practices to ensure that sediment discharge is minimised and stormwater discharges are appropriately treated to protect the health of freshwater environments (including the downstream environments).
- b) No inland natural wetlands are to be reclaimed and proposed works far removed from the identified wetland within the Site.
- c) The design of the development ensures that the values of the freshwater stream environments are enhanced and protected.
- d) Effects of the works which relate primarily to the control of stormwater and sediment have also been minimised. Best practice erosion and sediment controls will maintain the existing freshwater quality of the streams adjacent to the area of works and the downstream environments.
- e) The receiving environment is noted as being degraded and the stream environments are highly modified, being a stream network modified by drains and vegetation clearance and is not identified as having outstanding values.
- f) Best practice stormwater management quantity and quality will ensure that the freshwater values of the receiving environment are maintained (and enhanced due to appropriate treatment and quantity control protecting from erosion). Specifically, the stormwater management response takes an integrated whole of-catchment approach to avoiding, remedying and mitigating the adverse effects on the receiving environments. The stormwater treatment devices will be used for treatment of contaminants, and detention (reducing erosion from increased quantity and velocities) will be provided the stormwater detention area, the enhanced stream corridors and through on lot devices.
- g) The habitats of indigenous freshwater species will continue to be enhanced through habitat improvements such as the introduction of fish passage, as well as the placement of appropriate materials within the streams to create riffles etc and the riparian margin planting. These are positive outcomes given the significant damage that decades of farming activities have had on the stream network.

- h) The development will protect the freshwater resources within the Site by restoring them as described above and improving the water quality, and in turn, the health and well-being of the wider environment. In doing so, it protects the mauri of the wai and the freshwater will be managed in a way that gives effect to the concept of Te Mana o te Wai.
- i) The development integrates stormwater, ecological and recreation functions as stream corridors will become accessible through the development of the drainage reserves and shared paths will connect these spaces with the eco-site and stormwater detention area. This will enable future residents and the community to provide for their social, economic, and cultural well-being, now and in the future through these facilities.
- j) The engineering designs prepared by Envelope Engineering address climate change.
- k) The Draft Consent Conditions include requirements for monitoring and maintenance of devices reflected in the conditions of consent to ensure that the health and well-being of the freshwater environment is appropriately reported.

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 Proposal is consistent with the objectives and policies in the NPS-UD for a number of reasons that include:

- a) If consent for this Proposal is granted, it will assist the KCDC in meeting its obligations under the NPS-UD. The Proposal is consistent with strategic growth intentions of the District.
- b) The Proposal will also enable enhanced competitiveness, which will assist with housing affordability.
- c) The infrastructure and traffic assessments demonstrate that the Project can be effectively integrated with infrastructure planning, funding and delivery. All off-site upgrades necessary to support the proposed development have secured funding via the IAF whereby KCDC are already working on the necessary modelling, design and programming work to ensure the upgrades align with the delivery programme for the Project.
- d) Based on satisfying the first two components of Objective 6, the Proposal is entitled to benefit from 'responsive' decision making.
- e) As per the earlier assessment of a well-functioning urban environment, the location and layout of the development are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. Resilience to climate change is catered for by the engineering design which accounts for the 1:200 year and 1:500 year flood events.

National Environmental Standards for Freshwater

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NPS-F) regulates activities that pose a risk to the health of freshwater and freshwater ecosystems. The regulation has effect from September 3 2020 and as such, all resource consents must consider the provisions of the NES.

The NES includes provisions for rivers and wetlands. The resource consent application will include seeking consent under the NES for urban development that includes wetland reclamation, earthworks and diversion of water within 100m and 10m of a wetland and for a culvert within a watercourse.

National Policy Statement for Highly Productive Land

The current application includes an assessment against the NPS-HPL where it was determined that the NPS-HPL does not apply.

File upload:

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

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

The development proposed has not progressed through any formal Resource Management Act 1991 ("the RMA") processes, however, significant engagement has been undertaken with the Council regarding the Proposal and the funding of infrastructure to service the development and wider Ōtaki area through the IAF.

The Applicant wishes to seize the opportunity to consent the development through the Act, in accordance with the purposes of the act. The Project will progress much faster than using the alternative RMA processes. Obtaining consent under the 'standard' RMA process is expected to take 2 – 4 years given inevitable notification and depending on appeals. Subdivision would then only likely occur in 2028/2029, at the earliest.

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

Local government plan or strategy

Please explain your answer here:

The recently adopted Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054 is an FDS that has a purpose of prioritising regionally important development that supports the identified region-wide objectives. Otaki is identified in the strategy as a Priority Development Area and is the only area identified as such in the Kapiti District. The description of the Otaki PDA in the strategy specifically mentions the development (refer bold below).

Ōtaki – is forecast to grow significantly and double in population over the next 30 years, requiring approximately 2,500 additional houses. The PDA includes growth associated with the IAF, where approx. 1,000 houses are proposed for development over a 10-year period including a mixture of affordable and Māori housing outcomes.

The identification of the site within a priority development area, 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:

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. Further, the development will enable IAF funding of wider infrastructure upgrades that will support further urban growth in Otaki.

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.

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 Economic Assessment completed for the current application concludes that:

- The development would increase the residential housing supply by providing approximately 550 new dwellings to a market that has a significant shortage of housing.
- The dwellings are expected to be priced between \$340,000 and \$690,000 with 53% of these dwellings priced for less than \$600,000. This will reduce the affordability pressures residents of Ōtaki currently experience, with Ōtaki being one of the least affordable locations in the Kapiti Coast District. The proposal therefore provides housing, most of which meets the market demand for affordable housing. This is a notable positive effect.
- 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.

Based on the technical assessments undertaken to support the current application, 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.
- The development will make a notable contribution towards meeting the need for more new housing including detached, duplex, terrace and apartment typologies to enter the market, while increasing competition among developers. The proposal therefore supports and improves the competitive operation of land and development markets in Otaki and thus contributes towards meeting the provisions of Policy 1(d) (refer Economic Assessment for further assessment).
- 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 growth areas.
- 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.
- The development seeks to develop the site 'within environmental limits' via the significant biodiversity and natural environment enhancements through and water quality initiatives that are intended to protect/enhance on-site watercourses.
- 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 Economic Assessment prepared to support the current application outlines that the Proposal would provide a range of new dwellings to the market, and the majority of these are higher density affordable dwellings. The Proposal would result in a significant increase in construction sector output, with an additional 384-556 full-time equivalent employees (FTEs) and a value-added contribution of \$51 – 74 million to GDP. The Proposal would meet the economic requirements of the fast-track consenting process and is recommended for approval.

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 potential emission of greenhouse gases has been considered in all stages of the development, as further described below.

Location and Connectivity

Of most importance, the development will contribute to New Zealand's efforts to mitigate climate change and transition more effectively to a low-emissions economy through its location and proposed density that will promote a consolidated urban form. Further, the provision of new and enhanced multi-modal connections to community infrastructure will reduce reliance on private vehicle travel, which, until the use of low-emissions or electric vehicles becomes more wide-spread, will be the primary contributor of emissions resulting from new development.

Furthermore the site is in close proximity to existing community infrastructure and employment opportunities as well as providing for these future activities within the development. The connections throughout the development have been designed to enable direct, safe access to these locations via active modes of transport and public transport, as and when that service can be provided to this area. By doing so, the development is anticipated to support a reduction in the extent of private car travel which might otherwise occur if the required additional housing capacity was delivered further afield. Again, on the assumption that fossil-fuel powered cars continue to dominate the market for the foreseeable future, any reduction in reliance on car travel will contribute to New Zealand's efforts to transition to a low-emissions economy. The provision of higher density development as part of the Proposal will also provide additional incentives for the future servicing of this area through public transport.

In terms of the subdivision layout, the subdivision block layout and siting and design of allotments and buildings has sought to maximise opportunities for solar gain, therefore contributing to energy efficiency.

In addition, the effects of climate change and the impacts of the development on this have been mitigated by provided substantial flood storage. The development includes the construction of a large wetland that will have a secondary function of flood storage. Flood modelling and detention design has been completed to demonstrate that peak runoff from the development area is reduced to approximately 50% of pre-development flows during both 10yr and 100yr storm events including allowance for climate change (being a 20% increase in rainfall). All other proposed stormwater infrastructure within the Site, including the pipe network and secondary flow paths, have been designed and sized in accordance with guidelines that require that allowances are made for sea level rise and climate change.

Residential Occupation

In terms of greenhouse gases from the development, when completed and people are living in it:

As outlined above, the location of the development and provision of multi-modal transport, seeks to minimise travel distances and the use of private vehicles.

The proposed residential density represents an efficient use of land close to public transport infrastructure which in turn supports the existing train services and provides incentives and opportunities for future bus service. The Site has good access to the local public transport network and convenience (including easy cycling access) to the rail station will be enhanced via the off-site upgrades. The proposed development has maximised opportunities for walking and cycling connections, thus minimising the reliance on private motor vehicles. Walking and cycling facilities are proposed within road reserves, and through key site features including the large areas of vested reserve. These factors will assist with the reduction of vehicle emissions as a consequence of an increase in density of development on the Site.

The development has sought to strike an appropriate balance between providing carparks and encouraging the use of alternative modes of transport. The train station and Otaki centre is within easy cycling distance and there are appropriate connections to both.

By providing a range of typologies including smaller townhouses, people on a range of incomes will be able to live in new buildings which are designed and built to achieve modern insulation and energy efficiency standards. They will therefore use less energy to heat their homes and will be able to do so using less electricity (e.g., with heat pumps rather than inefficient heating sources).

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

Yes

Please explain your answer here:

The development, which has adopted recommendations from the project civil engineers with respect to flooding, has been designed to mitigate potential effects of these hazards. In addition, the proposed earthworks has been designed based on the recommendations made in the geotechnical reports. With respect to climate change, the development has taken into account the potential for flood events that have made allowances for climate change. The proposed stormwater management system specifically takes into account flooding hazards and the effects of climate change have been specifically built into the stormwater device design and calculations. Refer further discussion on natural hazards and climate change in the section above. In terms of infrastructure provision, the housing outcomes achieved in the application enables the funding of the water and wastewater upgrades agreed between central government and KCDC via the IAF.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

While consideration of effects is a fundamental requirement and feature of the New Zealand planning system which the Panel will be very familiar with, the term “adverse effects” in this case deserves focus. The RMA confirms that effects are to be considered regardless of scale, intensity, duration or frequency of the effect. Just because the scale of the Proposal is significant, it should not be inferred that associated “adverse” effects will be the same. To the contrary, the scale of the Proposal allows effects to be minimised and rationalised. Put simply, it is not necessarily the case that the bigger the project, the more significant the adverse effects will be. There is no potential for the Proposal to have residual significant adverse environmental effects as has been made clear in the technical reports already completed for the current application. Measures have been incorporated into the development to ensure residual significant adverse effects can be avoided and/or reduced to an acceptable level. Such effects have already been avoided through the iterative and comprehensive masterplanning process.

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

Yes

Please explain your answer here:

Yes, inherently consistent. The Site’s potential for urban development has been identified in the Te Tupu Pai Growth Strategy and the recently adopted Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054. The development strategy is an FDS as defined in the NPS-UD and has a purpose of prioritising regionally important development that supports the identified region-wide objectives. Otaki is identified in the strategy as a Priority Development Area and is the only area identified as such in the Kapiti District. The description of the Otaki PDA in the strategy specifically mentions the development (refer bold below).

Ōtaki – is forecast to grow significantly and double in population over the next 30 years, requiring approximately 2,500 additional houses. The PDA includes growth associated with the IAF, where approx. 1,000 houses are proposed for development over a 10-year period including a mixture of affordable and Māori housing outcomes.

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:

The GWRC flood hazards GIS map indicates that most of the Site has a low flooding risk but some lower lying areas have an Annual Exceedance Probability modelled at 1%. A portion of the Site is located within the Flood Hazard (Ponding) Area of the District Plan.

The Proposal also includes the creation of stormwater storage areas as well as minor recontouring works to existing drains and watercourses to accommodate current flood volumes within the site. These areas have been allowed for in the masterplan. The flood modelling and consequently stormwater management measures will ensure that flood volumes can be accommodated on site to ensure hydraulic neutrality is achieved and flood volumes do not increase off-site. The flood hazard mitigation measures have been developed based on a model that has taken into account the effects of climate change (as required in the KCDC LDMR 2022).

By controlling the flow of the additional run-off from pre-development run-off, and undertaking minor stream recontouring works, it is considered that the Proposal’s stormwater discharge will also not increase the risk of scour or erosion on adjacent properties, nor will it increase the risk to human health, or risk of erosion or damage of property or infrastructure.

With respect to the proposed earthworks, climate change (including the increase in the number and intensity of storm events) has been taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices. The stormwater concept will be designed to the Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change.

Enhancement works creating "green corridors" seek to improve the riparian margins of the identified watercourses and will improve downstream water quality through plant absorption. The planting of the riparian margins will also provide shading minimising the heating effect from the sun. Overall, all of these devices and the specific size and design have been detailed in the Stormwater Management Plan. It is considered that any adverse effects on water quality and quantity discharged from the Site and the impact on the wider catchment (namely downstream properties) will be less than minor.

Also, with respect to climate change, if realised, the development will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield (in particular the growth areas on the outskirts of Ōtaki as identified in the Growth Strategy). This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public transport).

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 or compliance actions have been taken against Otaki Revisited Limited.

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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:

Steve McColl

Important notes