

Response ID ANON-URZ4-5F93-V

Submitted to Fast-track approval applications
Submitted on 2024-05-02 16:12:36

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Waikanae North Developments Limited (WNDL)

2 Contact person

Contact person name:
Andrew Beatson

3 What is your job title

Job title:
Barrister

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 28032
Wellington 6150

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:

169-171 Peka Peka Road, Kāpiti.

File upload:

Site and Masterplan.pdf was uploaded

Upload file here:

Site location plan 2.pdf was uploaded

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

Yes

upload file:

Combined Records of Title pdf.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Waikanae North Developments Ltd (formerly Peka Peka Farm Limited).

Lead investor in WNDL is Jeremy Moon MNZM, the founder of Icebreaker Clothing, which renewed the NZ merino wool industry.

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:

WNDL is the owner of the Site. This provides WNDL with full control over the land and the unfettered ability to proceed with the Project upon securing the necessary resource consents and development agreements for the Project.

Section 2: Project details

What is the project name?

Please write your answer here:

Waikanae North Developments

What is the project summary?

Please write your answer here:

WNDL proposes a master-planned urban development to accommodate more than 1000 residential dwellings, a local commercial centre, amenities including open space and recreation opportunities, and significant ecological restoration of wetlands and dunes, in partnership with iwi.

The vision is to create an exceptional urban environment that celebrates culture, fosters community, enhances ecological and freshwater systems, and promotes a high quality of life through connectedness to the land, its people and places.

What are the project details?

Please write your answer here:

The Project involves urban development creating a vibrant community and assisting to alleviate New Zealand's housing crisis:

- Over 1000 residential dwellings of diverse typologies to meet the needs of a cross section of the community, from affordable through to larger sites;
- A local centre with retail, café, shared working space, and other commercial activities;
- Neighbourhood parks, playing fields, walkways and cycleways (consistent with the KCDC Open Space Strategy);
- Ecological restoration areas including a 15.5ha ecological wetland sanctuary; 19ha of amenity open space interspersed with plantings (with parts also suitable for active recreation);
- Enhancement planting to the existing Te Harakeke wetland located partly within the Site;
- Dune restoration and enhancement planting of some 17.5ha;
- The creation of a harakeke harvesting area; and restoration and re-naturalisation of an existing watercourse on the Site;
- Capacity for complementary activities such as a retirement village and a school;
- Connections to existing multi-modal transport infrastructure adjacent to the Site, connecting to the Waikanae town centre;
- Integration with stormwater management and active transport infrastructure.

The Project will be a natural extension of Waikanae, will provide critical mass to enable local services and transport links to establish in order to service both the existing urban area at Peka Peka as well as the proposed development area, and will act as a catalyst for additional infrastructure that will also enable densification and logical extension of the existing Waikanae urban area.

The Project would involve the following key activities:

- The subdivision of the Site to enable the proposed masterplan including residential development, landscaping, amenities, a local centre and commercial activities;
- Earthworks to facilitate road formation and construction, the installation of services including low impact stormwater infrastructure, and the creation of building platforms;
- The installation of other three waters infrastructure along with other infrastructure requirements such as roading, streetlighting, power and telecommunications;

- Earthworks in proximity to, and within, the bed of an existing (artificial) watercourse;
- Earthworks in proximity to, and within, wetlands;
- The discharge of stormwater, both during construction, and on an ongoing basis;
- Providing for cultural uses of the Site; and
- All other ancillary activities necessary to give effect to the Project.

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

Please write your answer here:

As with virtually all land development projects of this type, size and location, construction will occur in stages, in accordance with market conditions, and is envisaged to be completed within 5-8 years of commencement.

WNDL anticipates staging of the project across 4 distinct areas. These four areas have been identified because they each have sufficient scale (i.e. in the order of 300 houses per stage) and reflect the different landform typologies and localities of the site.

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

Please write your answer here:

Resource Management Act 1991 - resource consents.

Heritage New Zealand Pouhere Taonga Act 2014 - archaeological authority.

Wildlife Act 1953 - to relocate or otherwise disturb protected species.

Local Government and/or Public Works Act - relocation of paper road (if permissible).

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

Please write your answer here:

Kāpiti 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:

No applications have been made previously for this project.

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

No

Please explain your answer here:

No resource consents or designations will be required by third parties.

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

Please write your answer here:

If the project is listed, WNDL will progress detailed design at pace and this will inform the resource consent applications.

WNDL is well funded. Immediately upon receipt of the relevant resource consents and entry into an infrastructure funding agreement with Kāpiti Coast District Council, WNDL will progress preliminary works to extend necessary infrastructure to the site.

WNDL anticipates that it will commence substantive site construction works within 18 months of the granting of resource consents for the Project.

Completion is envisaged to occur within 5-8 years of commencement.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Kāpiti Coast District Council
- Greater Wellington Regional Council

- Ātiawa ki Whakarongotai
- Ngāti Raukawa
- Transpower
- New Zealand Transport Agency

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:

The Applicant has had ongoing consultation with the Kāpiti Coast District Council. The Council is aware of the Applicant's development ambitions, has expressed support for the project and has included the Site as part of its Infrastructure Strategy that is currently undergoing consultation as part of the development of the Council's Long Term Plan.

The Applicant has also had ongoing and positive engagement with Ātiawa ki Whakarongotai and Ngāti Raukawa regarding cultural uses of the Site and the ambitions of those iwi in that regard. Opportunities being discussed include job creation for iwi, housing, and cultural harvesting, and we are actively engaged in the development of a MOU with iwi. This engagement has informed the design of the masterplan.

At this stage the Applicant has not consulted with any other party.

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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:

There have been no processes undertaken under the Public Works Act 1981 in respect of the Site .

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Section 14(3)(j) in respect of Treaty settlements is not applicable.

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:

Not applicable.

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 on the existing landscape and rural character of the Site resulting from its urbanisation;
- Effects resulting from the loss of small areas of LUC3 land as a productive land resource;
- The potential for archaeological effects resulting from accidental discovery;
- Sediment and erosion effects resulting from earthworks;
- Transportation effects during construction;
- Transportation effects on the existing road network following construction;
- Reverse sensitivity effects;
- Ecological effects, including effects on existing wetland areas and effects on an existing watercourse through the Site;
- Civil infrastructure effects.

The anticipated and known adverse environmental effects described above are typical and can be appropriately considered and managed through the consenting process and conditions.

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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:

The following National Policy Statements could be relevant to the Project:

- NPS for Electricity Transmission 2008
- New Zealand Coastal Policy Statement 2010
- NPS for Freshwater Management 2020
- NPS on Urban Development 2020
- NPS for Highly Productive Land 2022
- NPS for Indigenous Biodiversity 2023

And the following National Environmental Standards could be relevant to the Project:

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- NES for Electricity Transmission Activities 2009
- NES for Freshwater 2020.

Transmission lines traverse part of the Site, resulting in the need to consider the NPS for Electricity Transmission and the NES for Electricity Transmission Activities. The location of the transmission lines coincides with proposed areas of ecological restoration, open space and stormwater retention, meaning that the development of the Site would not impact on the national grid. The Kāpiti Coast District Plan already gives effect to the NPS when considering how development needs to address proximity to transmission lines.

The Kāpiti Coast District Plan identifies the Site as being within the coastal environment. Resultingly, the NZCPS becomes a relevant consideration.

The NPS for Freshwater Management, and the associated NES for Freshwater, are relevant considerations in respect of works in and around existing degraded wetlands and the channelised watercourses on the Site, along with wider considerations relating to water quality.

The NPS on Urban Development is a relevant consideration in terms of the Project contributing to a sufficiency of housing capacity, providing for a range of housing choices, and providing for a well-functioning urban environment for a Tier 1 Council.

The NPS for Highly Productive Land is relevant as pockets of the Site are classified as LUC3 land. Investigations by WNDL show that this land is highly fragmented, occupies low lying areas and is not a viable stand-alone proposition for land based productive activity.

The NPS for Indigenous Biodiversity will be relevant to the consideration of any effects on indigenous biodiversity, including in wetland areas.

And lastly, the NES for Assessing and Managing Contaminants in Soil to Protect Human Health will be a relevant consideration through a resource consent process to firstly identify any potential for contamination, and if required, to ensure appropriate remediation is undertaken.

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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:

Access to the fast-track process will expedite obtaining resource consent approvals for this Project, shaving at least 5 years off the estimated delivery date.

In the first instance, it will allow for the consideration of the Project as part of a single step process, by-passing the First Schedule process of the RMA that would otherwise be a pre-cursor to a subsequent resource consent process. It will therefore remove years of regulatory process for this Project.

Moreover, the fast-track process will provide a valuable pathway in the context of an ever increasingly complex regulatory environment, and a regulatory environment in the Wellington region that is increasingly oppositional to greenfield development.

Specifically, Greater Wellington Regional Council has recently notified a plan change to its Natural Resources Plan that makes unplanned greenfield development a prohibited activity. While that plan change only applies to the Wellington City, Hutt and Porirua Councils, WNDL envisages that an equivalent plan change is likely to be promulgated that applies to the Kāpiti district.

More recently, the Regional Leadership Committee has adopted a Future Development Strategy which has taken a particularly aggressive stance in favour of infill and redevelopment over greenfield development. This approach has been based on a Housing and Business and Capacity Assessment that reports significant infill and redevelopment capacity will be realised over the next 30 years. The Future Development Strategy then suggests that over 80% of the regions growth over the next 30 years can be accommodated as brownfield growth, with less than 20% accommodated through greenfield. WNDL considers such assumptions to be highly optimistic.

A streamlined process will assist to cut through this evolving regulatory landscape, avoid a time-consuming Schedule 1 process including the possibility of a lengthy appeal process, and will therefore result in the timely delivery of the Project.

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

Please write your answer here:

The effects of the Project are well understood and can be readily considered and managed. The Applicant considers that an application for the Project would be of moderate complexity and would not negatively impact on the efficient operation of the fast-track process. WNDL considers it is precisely the sort of development the fast track process is looking to expedite.

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

Local government plan or strategy

Please explain your answer here:

The Kāpiti District Council has identified the Site as part of its Infrastructure Strategy currently out for consultation as part of its Long Term Plan development.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

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:

- create an exceptional urban environment that celebrates culture, fosters community, enhances ecological and freshwater systems, and promotes a high quality of life through connectedness to the land, its people and places;
- make a significant contribution to regional housing capacity, by providing for over 1000 residential dwellings at a range of typologies, densities and therefore price points;
- address housing needs across a continuum of household types, and will contribute to a well-functioning urban environment by providing for local commercial activities, open space amenities, and integration with existing active transport mode infrastructure;
- improve and enhance transportation accessibility and connectivity.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will:

- result in significant economic benefits both in terms of its contribution to housing capacity and therefore its positive impacts on housing prices, but also through a stimulus in construction activity and resulting benefits to a range of trades and suppliers across the house building and infrastructure delivery sectors;
- benefit the local community through job creation, infrastructure improvements, and cultural integration.

Further detail and economic analysis will be provided in the substantive application.

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 will:

- support climate change mitigation both in terms of its own resilience, but also through reverting formerly drained farmland to a restored wetland area and therefore contributing to greenhouse gas capture;
- provide for active mode connections to existing multi-modal infrastructure, thereby providing for modal choice and an increase trips taken by active modes.

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

Yes

Please explain your answer here:

The project has been designed with reference to the potential effects of climate change, inclusive of its approach to the management of stormwater. The project site will provide a resilient and suitable location for retreat from coastal hazards.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will result in significant ecological benefits, provide for customary sustainable harakeke harvesting, and re-naturalise an existing watercourse which has been significantly modified.

No significant adverse effects are anticipated, and all effects can be appropriately managed through the resource consent process.

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

Yes

Please explain your answer here:

The Kāpiti District Council has identified the Site as part of its Infrastructure Strategy currently out for consultation as part of its Long Term Plan development.

There are aspects of the regional planning framework that the project is unlikely to be able to achieve consistency with.

Anything else?

Please write your answer here:

The purpose of the Act is to provide a fast-track decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits.

The Project would enable additional housing capacity of over 1000 residential dwellings, along with supporting commercial development and significant ecological restoration. The Project will provide a significant regional benefit in boosting the availability of housing capacity, positively impacting housing affordability through an increase in supply, and creating employment in the region as earthworks and construction commences.

The project will result in a range of positive effects, including:

- Additional housing supply, including affordable housing;
- Economic activity, including jobs from construction and ecological restoration and enhancement;
- Extensive ecological gains;
- Positive cultural outcomes for iwi;
- Recreational opportunities;
- Resilience, including from natural hazards;
- Connectivity;
- Choices;
- Supporting Council in delivering much needed infrastructure;
- A well-functioning urban environment, including supporting the existing Peka Peka urban area through the provision of amenities and increased critical mass.

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:

Design of the project has taken account of the impacts of climate change and natural hazards. This is particularly relevant to the hydrological design of the Project and its integration with the proposed wetland ecological area.

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:

Neither the Applicant, nor Directors, has been subject to any compliance or enforcement actions under the Resource Management Act 1991.

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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:

Andrew Beatson

Important notes