

Response ID ANON-URZ4-5FGC-T

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:11:33

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Malcolm's Rest Limited, Lloyd Seeney and Kathryn Seeney

2 Contact person

Contact person name:
Fraser McNutt

3 What is your job title

Job title:
Partner/Waikato Manager Barker & Associates

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 9342, Waikato Mail Centre, Hamilton 3240

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:

The site comprises two parcels of land as follows:

461 State Highway 23, Dinsdale, Hamilton legally described as Lot 1 Deposited Plan South Auckland 10652 (held in Record of Title SA15A/1007) containing an area of 4.31 hectares.

27 Wallace Road, Temple View, legally described as Lot 2 Deposited Plan South Auckland 10652 (held in Record of Title SA6D/531) containing an area of

7.22 hectares.

Refer to the Attachment for [Aerial Imagery].

File upload:

A3 Portrait Aerial and Parcels 1 to 5000.pdf was uploaded

Upload file here:

A3 Portrait Light Grey Base Map 1 to 5000.pdf was uploaded

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

Yes

upload file:

Record of Title - Combined.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

- Malcolm's Rest Limited are the owners of 461 State Highway 23, Dinsdale, Hamilton.
- Lloyd Andrew Seeney and Kathryn Mary Seeney are the owners of 27 Wallace Road, Temple View.

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 applicants, Malcolm's Rest Limited [see Attachment 1, Malcolm's Rest Limited Trustee Document], Lloyd Seeney and Kathryn Seeney, own the land legally. Their ownership does not affect their capacity to carry out the project work. As landowners, the applicants are able to collaborate to enable scale and opportunity for an integrated well thought out urban environment. Their direct access and control over the project site facilitate can streamline the project planning and execution.

Section 2: Project details

What is the project name?

Please write your answer here:

Wallace Road Stage 1A and 1B subdivision and land use consent with associated roading and infrastructure.

What is the project summary?

Please write your answer here:

The site is entirely located within Waikato District Council and borders Hamilton City Council's western boundary and forms part of an area identified as 'WA'. This project comprises the first two stages of the residential development and includes subdivision and land use for residential development across a gross area of approximately 11.53ha (shown as areas outlined in blue and pink and denoted as 1A and 1B in Attachment 2 [Wallace Road Site Analysis and Concept Design]). This development will provide 230 residential dwellings with a range of typologies on 230 allotments, in addition to the implementation of necessary infrastructure.

What are the project details?

Please write your answer here:

The project will result in 230 allotments with associated residential dwellings on each allotment. The dwellings will range from single storied and double storied typologies including standalone dwellings, detached dwellings, duplexed dwellings and terraced styled dwellings as shown in Attachment 2 [Wallace Road Site Analysis and Concept Design]. This diverse array of housing typologies will accommodate a variety of needs, including those of first-time homebuyers. The objective of this development is to deliver high quality, affordable housing through a master planned urban development. The site area is approximately 11.53 hectares, with a developable area (excluding roads, stormwater ponds, open space and pedestrian connections) of 8.48 hectares.

The inclusion of pedestrian pathways, recreational trails, and open spaces will enable the development to be suitable for all families. The project will target the shortfall in affordable housing in Hamilton (properties ranging from circa \$600k-\$800k) as set out in the recent housing and business development capacity assessment (HBA) and enable anticipated growth that is contiguous with Hamilton's urban edge. Additionally, the project will integrate ecological improvements within the development, such as native riparian planting, to promote environmental sustainability.

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

Please write your answer here:

The project will involve staging of subdivision, earthworks, roading, infrastructure and housing construction. While the staging for the balance of WA is yet to be confirmed, this proposal will result in the creation of Stage 1A and 1B initially. Refer to the staging plan in Attachment 2 [Wallace Road Site Analysis and Concept Design].

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

Please write your answer here:

The regime under which approval is being sought for the project is as follows:

- Resource consent under the Resource Management Act 1991

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

Please write your answer here:

Waikato District Council

The proposal would require resource consent as a non-complying activity overall, under the Proposed District Plan and the Operative District Plan for the reasons outlined below:

- Activities not provided for within the Rural Zone;
- Under the National Environmental Standards for Contaminated Soil;
- Subdivision;
- Formation and construction of roads;
- Servicing;
- Earthworks

Waikato Regional Council – it is noted that the proposal would require resource consent as a non-complying activity overall for the reasons outlined below:

- Under the National Environmental Standards for Freshwater Management;
- Under the National Environmental Standards for Contaminated Soil;
- Taking surface water;
- Taking groundwater;
- Discharge of stormwater;
- Wetland structures; and
- Soil disturbance.

While the application site is outside of the bounds of Hamilton City Council, the project seeks to connect to infrastructure assets owned/managed by Hamilton City Council. As such, Hamilton City Council are also considered a relevant local authority for this application.

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

Please write your answer here:

No

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

Yes

Please explain your answer here:

Approvals are required from asset owners and network utility providers including Waikato District Council, Hamilton City Council and NZ Transport Agency Waka Kotahi.

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

Please write your answer here:

For Stage 1A, the detailed design phase is expected to be finished by January 2025, with ground works commencing shortly thereafter. Construction is anticipated to begin in October 2026, with the stage expected to be completed by December 2027.

For Stage 1B, the detailed design is expected to be completed and ground works will start by March 2028. Construction is scheduled to begin in January 2029, with the stage set to be completed by February 2031.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Ngāti Hauā;
Ngāti Korokī Kahukura;
Waikato-Tainui;
Waikato District Council
Waikato Regional Council
Hamilton City Council; and
Waka Kotahi
Future Proof Partners (Hamilton City Council, Waikato District Council, Waipa District Council and Waikato Regional Council).

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:

Over the past four years there has been ongoing consultation with the Regional Future Proof Partners (FP) that combine to include Waikato & Hamilton City Council. The extent of the wider WA area is covered in the Hamilton Urban Growth Strategy and the Hamilton-Waikato Metropolitan Spatial Plan attached as Attachment 3 and Attachment 4 to this document.

Consultation has focused on three key areas:

1. Boundary Agreement (Between Waikato and Hamilton City Council) and associated memorandum of understanding (attached) that set out the pathway for enactment via HCC 'emerging areas' process.
2. Servicing the development of land for residential use.
3. Land use pattern, density, typology, affordability, Private Developer Agreements and relevant National Direction Statements.

Consultation has taken the form of;

- Submissions to the FP committee which included the Future Development Strategy (FDS) 2024.
- Submissions to Regional Land Transport Plan.
- Presentations to Hamilton City Council (multiple) staff and council.

Upload file here:

Memorandum of Understanding.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:

None

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

None

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:

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Section 5: Adverse effects

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

Please describe:

Geotechnical stability and natural hazards

Due to the elevated topography of the site and the scale of the development proposed, the project has the potential to generate adverse land instability effects on the environment. Prior to any earthworks, a detailed geotechnical investigation will be completed by a suitably qualified and experienced person and any recommendations will be adopted by the applicants.

The site is located within the Waikato Regional Council Drainage Scheme. The scheme, significantly reduces the risk of river flooding to many low-lying areas, through measures such as stopbanks, floodgates and channel maintenance.

Servicing and infrastructure

The project has the potential to generate adverse effects in terms of servicing, particularly in relation to present infrastructure capacity with regards to wastewater and water supply. An engineering assessment prepared by Bloxam Burnett & Oliver (BBO) (Attachment 5) confirms that there is a city-wide issue with the capacity of existing wastewater infrastructure. To address the inadequacy of the infrastructure it is understood that Hamilton City Council intends to install storage devices across the city to mitigate the issue. The BBO memo (Attachment 5) concludes that water supply can be achieved via rainwater storage, and that water pressure is not an issue, given the location of the site, within close proximity to the Newcastle water reservoir. In terms of wastewater, the proposal can be appropriately serviced by the upgraded system intended to be installed by Hamilton City Council.

As the project can be fully serviced with the necessary wastewater, water supply and utility upgrades, with viable contingencies in place, we do not consider there will be significant adverse effects on the environment in terms of servicing and infrastructure capacity.

The project has the potential to generate adverse stormwater effects. A Stormwater Management Plan (SMP) will be prepared to successfully manage the quality and flow of stormwater generated by the development.

Overall, stormwater and flooding effects will be adequately managed through design and flood modelling, such that any adverse effects will be minimised, avoided or managed and without adverse impacts to the receiving environment.

Transport

The project has the potential to generate adverse transport effects on the environment such as through traffic generation and safety. However, it is expected that the transport network and efficient road connections within the development will effectively manage the traffic generated by the proposal. Access to the site is via Wallace Road, with a potential future road connection through an adjacent allotment to the east providing access to Melva Street. There is no direct access from the development to the State Highway.

A suitably qualified and experienced transport engineer will validate the design, ensuring that the proposal does not compromise the safe and efficient operation of the road.

Contaminated land

A Detailed Site investigation will be undertaken, and any recommendations of the investigation will be followed by the applicant to mitigate any adverse effects on human health or the environment.

Ecology

During the detailed design phase, ecological enhancement will be incorporated, and management plans will be designed by a qualified ecologist to ensure ongoing protection of high-value terrestrial and freshwater ecological features within the site. The proposal has been designed enable enhancement opportunities within areas of significant ecological value and protect the hydrology of waterways within the site, as well as safeguarding existing areas of indigenous vegetation.

Cultural

The site is not within a statutory acknowledgement area. Should this application for a scheduled project be accepted, engagement with Ngāti Hauā, Ngāti Korokī Kahukura and Waikato-Tainui will be undertaken regarding the project to ensure that potential adverse effects on cultural values are avoided.

Heritage

There are no archaeological sites identified in the project area and an accidental discovery protocol will be offered by the applicants.

Character and amenity

While the site is located on land which is zoned rural, Hamilton City Council (HCC) has signalled through a Memorandum of Understanding and the Hamilton Urban Growth Strategy, that the land is to be included in the HCC boundary for development. This application is for residential development on the fringe of an existing Tier 1 city, which has a memorandum of understanding in relation to the boundary relocation between neighbouring councils (HCC and WDC). Identified regionally for urban development, the dwelling designs respond directly to the topography of the site, whereby natural elements to structure urban development demonstrates that it has been appropriately structure planned and master planned to provide for well-functioning urban environment.

The development will comprise architecturally designed terraced or standalone dwellings (largely consistent with that found in the surrounding environment) on landscaped lots within a comprehensively master planned development interspersed with numerous parks, green corridors and opportunities to access ecological restoration areas. It is anticipated that open spaces and roads will be vested, and bush areas of high ecological value will be protected via covenants (or other legal mechanisms). Based on the above, it is considered that the proposal is acceptable for its location and will be comprehensively and appropriately designed to minimise potential adverse effects on the environment on terms of character and amenity.

Landscape and visual

While the proposal will result in a significant change to the landscape and visual character of the site, the proposal provides for enhancement opportunity, through appropriate landscaping and riparian planting. The project has been designed to sensitively respond to the topographical constraints on the site, and the built form will be well integrated within the environment.

The proposal has been designed in an integrated and coordinated manner which generally maintains key landscape attributes of the surrounding urban environment within the HCC boundary. Ultimately the change to the existing environment is not considered to be adverse in nature, noting that the future urban development of this land is anticipated by the MOU and future urban zoning indicated for this site.

The project is not considered to result in any long term, adverse effects on the environment, noting that the site is earmarked for urban rezoning and future urban development by the Hamilton Urban Growth Strategy, various annual plans and the Memorandum of Understanding.

Upload file:

Attachment 5 - WA Wastewater Assessment.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:

National Environmental Standard for Contaminated Land (NES-CS)

A detailed site investigation will be undertaken to confirm the likelihood of ground contamination and provide recommendations if contamination which exceeds the level described in the NES is discovered. Given the soil type and the extent of the project, significant earthworks will be undertaken, however we are confident that any requirements of the NES-CS can be addressed as part of an application post-referral.

National Policy Statement on Urban Development (NPS-UD)

Greenfield and emerging areas including the subject site are integral to providing competitive markets to enable HCC to provide well-functioning urban environments. These areas are also able to off-set the likely pressures of current and future housing demand created by the delays in addressing the existing and inadequate infrastructure network. This project has been designed to align with the NPS-UD in the following ways:

- The site is a large landholding on the edge of the city, where a holistic approach is being taken to deliver a well-functioning urban environment. It will enable people to provide for their social, economic, and cultural wellbeing now and into the future. In particular, given the topography and location of the site, there will be a variety of housing types, locations and prices, enabling sites for different business sectors and providing good accessibility for people to housing, jobs, community services, natural spaces and open spaces.
- The site can assist with delivering significant development capacity to meet the demand for housing and business land. It is anticipated that the site can deliver good yield with approximately 230 houses.
- Intensification outcomes are being enabled through the provision for higher density housing around key movement routes, key centres and areas with existing services, facilities and amenities. This is consistent with Objective 3 and Policy 3 of the NPSUD.
- The site has good accessibility and connections with Hamilton City and it encourages and promotes active transport through a range of walking and cycling options to housing, employment, schools, community services and open spaces.
- The provision of infrastructure in terms of the development capacity that will be enabled has been considered. It is intended that infrastructure will be delivered through a staged approach and could be funded privately but also alongside and in conjunction with TAs.

National Policy Statement for Freshwater Management (NPS-FM) and National Policy Statement for Indigenous Biodiversity (NPS-IB)

This document has been prepared giving careful consideration to the freshwater and biodiversity national directions. It is generally consistent with and aligns with the policy and regulatory direction in the following ways:

- The site will be surveyed and ecological input by a suitably qualified and experienced person will be provided to ensure the proposal does not adversely affect wetlands and waterbodies.
- Consultation will be undertaken
- No works will occur within any wetlands.
- Any waterbodies and wetlands on the site will be retained and protected. An appropriate buffer will be provided around waterbodies and wetlands and protected through reserve and open space status. The protection of these waterbodies will also assist with providing a high-quality natural environment and amenity for the future residential areas.
- The project will maximise the opportunities within proposed reserve and open space areas for future enhancement, particularly within the buffer areas including ecological restoration and enhancement, replanting and offsetting.
- The project will enable significant opportunities for restoration and enhancement across the site, including through the maintenance and enhancement of habitat and vegetation cover where possible.

National Policy Statement for Highly Productive Land (NPS-HPL)

The site is not mapped as highly productive in accordance with the NPS-HPL, therefore, this policy is not applicable to the application.

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 fast-track process offers a number of advantages in terms of time and cost compared to the standard RMA process, especially considering the site's future urban zoning. Public and limited notification is precluded under the Fast-track Approvals Bill, and while specified persons invited by the panel can comment on the proposal, a short timeframe is provided for comment.

Although the site is planned for boundary adjustment into the Hamilton City Council (HCC) area for urban development, the applicants have been in discussions with the relevant councils since 2005. Despite a signed Memorandum of Understanding regarding the boundary adjustment, there has been little progress to formally adjust the land. The site is part of the Hamilton Growth Strategy, which spans a 30-year implementation period. As the site is currently zoned as rural, the applicants would either have to wait for the land to be transferred to HCC or engage in a two-stage RMA process through a plan change and a subsequent resource consent, to develop the land.

By utilising the fast-track process to consent the project, the applicant does not have to await the land to be passed on to HCC or undergo a two-step RMA process. The Fasttrack process could accelerate the development timeline by as much as 30 years.

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

Please write your answer here:

Urban development is expected in this location, as indicated in the Hamilton Urban Growth Strategy and the MOU. The site is connected to the existing transport corridor and Hamilton City Council's reticulated infrastructure. The comprehensive design of the development, as established by the concept plan, will facilitate the efficient processing of the application.

If this project is not listed, a referral will be requested to utilise the Fast Track Approvals Bill, given the significant benefits the expedited process will offer for its completion. Accordingly, by listing this project under section 2A, the application process will be substantially streamlined for both the Ministry for the Environment staff and the joint ministers. Through listing the project the Expert Panel can begin processing the application promptly upon its appointment.

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

Not Answered

Please explain your answer here:

No

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will assist in supporting higher levels of intensification and growth along existing public transport corridors.

Will the project:

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

Please explain your answer here:

The purpose of the project is to provide for the development of a new, comprehensively planned residential community on the boundary of Hamilton that promotes a high-quality, compact urban form and offers a diverse array of housing typologies to accommodate entry-level housing needs. Essential infrastructure, such as local roads and pedestrian and recreational pathways will contribute to a well-functioning urban environment.

The project seeks to increase the supply of housing by enabling the development of 11.53 hectares of rural land through the creation of 230 residential dwellings, resulting in an anticipated yield of 12.4 dwellings per hectare. A comprehensive concept plan provides strategic guidance for the built form of the site, and takes into account topographic constraints.

Furthermore, the concept plan facilitates the conversion of existing rural land into urban-zoned land adjacent to an urban boundary which was anticipated by Memorandum of Understanding between the applicants, Hamilton City Council and Waikato District Council and the Hamilton Urban Growth Strategy. This project is aligned with the anticipated use of the land, and is not out of character with the surrounding environment. The project will support a high-quality compact urban form and a variety of housing typologies.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

A large number of workers will be required to construct 230 houses and related infrastructure, including roads, utilities, and community amenities. This significant construction effort will create numerous job opportunities for skilled tradespeople such as carpenters, electricians, plumbers, and laborers. Additionally, support roles in project management, engineering, and supply chain coordination will also be necessary. As a result, the project will enhance the local economy by providing employment and potentially leading to increased demand for local services and businesses.

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?

Not Answered

Please explain your answer here:

The project will play a significant role in climate change mitigation by reducing greenhouse gas emissions. It will achieve this by enabling an urban form that supports low-emission transportation options and encourages shorter trip lengths.

As shown in the Concept Plan, the site is well located to provide for diverse multi modal transport choices due to its excellent accessibility and location. This includes, freight, bus, train, walking and cycling transport modes, with the project site situated:

- Within 5km of the CBD.
- near the Western Links for good accessibility and connections.
- A short walk from existing bus stops that connect directly to wider Hamilton.
- Within 1km of the nearest train station.
- Close to Hamilton airport.

The site is well-connected to the CBD, residential areas, jobs, commercial activities, community services, open spaces, and the airport. Increased population will also improve the viability of more frequent public transport connections which could also benefit the neighbouring residential areas.

The project features new footpaths, clear pathways to the CBD, schools, parks, open spaces, and existing public transport networks, as well as dedicated walking and cycling facilities. The concept plan incorporates low-emission urban design, such as water-sensitive planning, integrated green spaces, and natural features.

The project includes the provision of new footpaths, legible connections to the CBD, schools, existing open space and parks, connections into existing public transport networks, dedicated walking and cycling facilities. The concept plan for the site also demonstrates that the project will be able to provide a low emissions urban form through incorporation of measures such as water-sensitive urban design, well integrated green spaces and natural features. The ability to develop the site as a greenfield area, aligns and supports reductions in greenhouse gas emissions through the development of a well-functioning urban environment where there is a high level of accessibility and ability to provide for housing which can be supported by a resilient and reliable low carbon transport network.

Additionally, the applicants are committed to building low-energy, low-carbon homes that are healthy, resilient to climate change and weather extremes, and require less energy for heating and cooling than typical New Zealand homes.

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

Yes

Please explain your answer here:

The application is for a residential development on the fringe of an existing Tier 1 city. A Memorandum of Understanding has been signed, for a boundary relocation between neighbouring councils, being Waikato District Council and Hamilton City Council.

The site has been identified regionally for urban development, which per Attachment 2 [Wallace Road Site Analysis and Concept Design] has been appropriately structure planned and master planned to provide for well-functioning urban environment.

Given this context, the likely hazards would be limited to liquefaction, ground conditions, and flooding. These can be appropriately planned for and managed by working holistically at scale across multiple land ownership boundaries, stormwater catchments, soil types and by taking into account neighbouring growth cell opportunities and constraints. Furthermore, through the consent process and detailed designed we can further manage these risks at an acute lot scale, i.e. set appropriate RL's, contour and earthwork land appropriately, and manage stormwater appropriately, and design appropriate foundations.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project has the potential to address significant environmental issues by proving ecological enhancement opportunities by way of riparian native vegetation planting. It also aims to improve stormwater management across the site by adopting a holistic stormwater management approach across multiple boundaries

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

Yes

Please explain your answer here:

The project is consistent with the Future Proof Strategy and Hamilton Waikato Metropolitan Spatial Plan (MSP).

The Future Proof Strategy and MSP is a vision and framework for how Hamilton City and the neighbouring communities within Waipā and Waikato districts will grow and develop over the next 100 + years creating one of the most liveable places in New Zealand.

Both documents emphasise that the Hamilton-Waikato metro area is an urban subregion of the Waikato. Enabling development of the site, will give effect to the objectives, by improving housing affordability and choices, improving access to employment, education and services, enabling quality-built environments.

The project will give effect to Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River through integrated stormwater management via Mangakotukutuku ICMP directives.

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?

Yes

If yes, please explain:

Potential natural hazards that may affect the site could include stormwater flooding and liquefaction. These hazards will be managed through mitigation measures and design.

The site is also located within the Waikato Regional Council Drainage Scheme. The scheme, significantly reduces the risk of river flooding to many low-lying areas, through measures such as stopbanks, floodgates and channel maintenance. Flood management and assessment will be undertaken prior to any works. Climate change will be accounted for within the stormwater designs.

With regard to liquefaction hazards, as identified on the Wakito Regional Council Hazard Maps, the site has a level of liquefaction risk. However, it is considered that liquefaction risk can be managed through detailed engineering and design relating to suitable building foundations during the building phase and it is unlikely to prevent future urbanisation or intensification. This will be appropriately considered and addressed when the affected land in question is sought to be developed.

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:

There have been no compliance and/or enforcement actions relating to the site.

Load your file here:

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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:

Fraser McNutt

Important notes