

Response ID ANON-URZ4-5FG9-G

Submitted to Fast-track approval applications
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Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
CKSV Māpua Limited Partnership

2 Contact person

Contact person name:
Andrew Spittal

3 What is your job title

Job title:
Director/Project 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 2284
Stoke

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

Yes

Organisation:
Tavendale & Partners

Contact person:
Alexandra Isherwood

Phone number:

s 9(2)(a)

Email address:

s 9(2)(a)

Job title:
Partner

Please enter your service address:

Alton House
94 Nile St
Nelson

Section 1: Project location

Site address or location

Add the address or describe the location:

The application site is 49 Stafford Drive, Mapua, Nelson,
Legally described as Lot 3 DP 15452 (freehold) within Record of Title NL10A/117
Net site area of 48.5879ha

The application site is shown in the attached plan set, this contains an existing aerial photograph, the relevant Tasman District Council planning maps and a visualisation of the completed development. The site topography comprises approximately 29 ha of generally flat floor land with a steep gradient to the west being the balance 18 ha of hillside land.

The application site is close to existing towns and amenities being approximately 1km from the Māpua township.

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Location maps & development plans.pdf was uploaded

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

Yes

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NL10A-117 Guaranteed Search.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The Applicant (CKSV Māpua Limited Partnership) is the sole owner.

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 is the sole freehold land owner.

The site has an extensive road frontage with approximately 800 m along Seaton Valley Road and approximately 260 m along Stafford Drive Road.

Section 2: Project details

What is the project name?

Please write your answer here:

The Māpua Development

What is the project summary?

Please write your answer here:

The project is for a mixed-density residential and community development in the Māpua community, comprising approximately:

- 80 medium density residential lots (200m² to 400m²)
- 240 low density residential lots (400m² to 3,300m²)
- a recreation reserve including sports fields and courts, community amenities building and parking, an extensive wetland, and restoration of the Seaton Valley stream.

What are the project details?

Please write your answer here:

It is proposed to carry out a fee simple subdivision to subdivide the application site into approximately 320 residential allotments ranging between 200 m² and 3,300 m² on both the hillslope and on the lower land adjacent to Seaton Valley Road, as well as additional allotments for road, local purpose reserves (recreation and stormwater). There are a number of key features included within the site development including the establishment of a recreational reserve including sports fields and courts, community amenities building and associated parking, an extensive wetland, and the restoration of the Seaton Valley stream

The concept behind the subdivision layout and allotment sizing is to create a range of allotment sizes within a sustainable development promoting affordability and efficiency whilst integrating with the surrounding character. The development acknowledges the site's natural features, topography, and constraints whilst considering the qualities of the surrounding area.

3.1 Proposed Road Network

The proposed development will access Seaton Valley Road. The internal road network provides connections to the north via the main spine road, which ultimately connects to Seaton Valley Road.

The roading infrastructure will be designed having regard to both the function of the roads and the integration of those roads with the wider transportation network. It is anticipated that the final details will be agreed to by the Council through the engineering approval process and designed in accordance with the Nelson Tasman Land Development Manual 2020. All proposed roads will be vested with the Council.

3.2 Servicing

Davis Ogilvie (project engineers, surveyors, and planners) has undertaken a preliminary servicing review. This preliminary review identified that sufficient and appropriate infrastructure is in place, or new infrastructure can be provided to support the proposed development. The final engineering design will be in accordance with the Tasman District Council's Standards and Policies and agreed to through the engineering approval process.

A brief summary of the servicing requirements is shown below:

- **Reticulated Water:** The site will connect to the existing 200 mm dia. water main in Stafford Drive via the new internal road. Discussions have been had with Council engineers and further detailed water modelling will be undertaken to ensure the existing supply has adequate capacity for this proposed development.
- **Wastewater:** There are two sewer catchments over the site. The area at the northern end of the site which falls away towards Crusader Drive will connect to the existing 150 mm diameter sewer main that drains to Crusader Drive. The balance of the site will drain via gravity to a new pumping station at the Stafford Drive side of the site. This new pump station will connect to the existing 150 mm diameter PE sewer pressure pipeline in Stafford Drive. Discussions have been had with Council engineers and further calculations will be required to confirm that the existing network has sufficient capacity for this proposed development.
- **Stormwater:** The site features several waterbodies/drainage channels including the Seaton Valley Stream which runs through the centre of the site and is largely classified as modified farmland. There are two main catchments for this site. The area at the northern end of the site grades towards an existing ephemeral watercourse that flows to Crusader Drive. Lots within this catchment will require onsite detention in the form of above ground storage tanks for roof and hardstand areas to reduce runoff to the current pre-developed rates. The second main catchment drains to the Seaton Valley stream. The downstream system is not, as yet to the required capacity, hence detention is required to mitigate future development. Any area for detention will be sized appropriately during the consenting and detailed design of the proposed development. A Stormwater Management report will be prepared and submitted upon completion of the design.

Stormwater treatment will be provided through the construction of a wetland. The detailed design and desired ecological outcomes require further detailed design.

- **Telecommunication and Power:** Extensions to the existing electrical and telecommunication networks will be made to allow proposed allotments to be connected to these services.

3.3 Reserves and Landscaping

The proposal incorporates approximately 22 ha for recreational reserve (sports fields and facilities), stormwater management and wetland restoration, and the enhancement of the Seaton Valley stream and several greenways that connect to various parts of the development.

The development will be constructed and planted to a high standard and provide for plantings, gateway entrance, utility and recreation reserves, wetlands, stream enhancement, and stormwater management areas.

3.4 Ecology

The site is currently farmland with some irrigation ponds built into the hillside valleys. Within the flat area of the site is the Seaton Valley Stream, which has been modified throughout its occupation through farming activities. This development provides the opportunity to re-introduce lowland native wetlands back into the community, such as those that would have likely existed pre-European settlement.

3.5 Flood Management

Tonkin and Taylor were engaged by Tasman District Council to undertake flood modelling to identify areas of potential flood hazard for Mapua, Ruby Bay, and Tasman townships. This report informs the key areas for residential development and the basis of design and mitigation approaches within the site design.

3.6 Earthworks

Earthworks will be required for site contouring, ground stabilisation, formation of carriageways, services installation and formation, stormwater management areas, and wetland and stream enhancements.

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

Please write your answer here:

Once consent is granted, the project will be staged through its construction:

- **Stage 1** – the key infrastructure including a sewage pump station and external rising main, external high-pressure water main, stormwater and wetland construction will be undertaken to bring the external infrastructure to the development site.
- **Subsequent stages** – Individual stages of the residential development consisting of between 30 and 70 lots will be undertaken with the construction period timed to be generally over the drier summer months.

The development is expected to take approximately five years to complete fully, but the staged nature of the development will enable titles to come to market over this time to help service demand.

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

Please write your answer here:

The application site is somewhat unusual in terms of zoning. This site comprises 18 ha of deferred rural residentially zoned land on the western slopes and 30 ha of Rural 1 land (unproductive) on the valley floor. In addition, a future reserve area is shown in Area Map 87 under the Tasman Resource Management Plan. Approvals are sought under the Resource Management Act 1991, namely

- Subdivision consent.
- Land use consent.
- Land use consent for earthworks.
- Discharge to land/water (operational and construction) consent.
- Non-consumptive water take (dewatering) consent.
- Works in a waterway consent.
- Diverting a waterway consent.

Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

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

Please write your answer here:

Tasman District Council (Unitary Authority).

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

Please write your answer here:

No application has been submitted for resource consents to date.

An application to lift the site's current deferred zone status, being Rural 1 deferred Rural Residential (Serviced) to the effective zoning Rural Residential (Serviced) was applied for in September 2022.

By way of background, the site was zoned deferred Rural Residential by Tasman District Council in 2015 through a Plan Change process. Chapter 17.14 of the Tasman Resource Management Plan (TRMP) provides for deferred zones to be upzoned upon confirming the ability to provide of adequate reticulated water, wastewater, and stormwater services for the upzoned land use. As part of the application to lift the deferral, engineering concept plans were provided to the Council demonstrating the site could be adequately serviced. Subsequent to the Applicant submitting its deferral application, an issue was identified that the current process in the TRMP for uplifting a deferred zone is unlawful, resulting in Tasman District Council no longer processing any further deferred uplifts under the current TRMP until a further plan change process is undertaken.

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

No

Please explain your answer here:

None required.

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

Please write your answer here:

The design team of planners, engineers, surveyors, ecologists, landscape architects and urban designers, have completed the detailed investigation and reports and cultural impact studies have been undertaken such that CKSV could commence construction within 6 months of consent.

Upon issue of the relevant consents, the following high-level timeline is proposed by the applicant:

- Detailed engineering design to be completed to obtain engineering approval within six months of the resource consents being granted.
- During the detailed engineering design process the civil contractor will be procured and brought into the design process to ensure early contractor engagement on all aspects of the design process.
- Construction of Stage 1 will start as soon as engineering approval is issued, with construction being completed over the months of October to May (drier period).
- Construction of subsequent stages will start in October, finishing in April / May the following year and titles will be issued in June and July of that year.
- With stages of approximately 50 lots, it is anticipated the project will be fully completed by approximately 2029 – 2031 subject to resource consents being issued within estimated timeframes. It is anticipated residential titles for the project will be issued as follows:

July 2026 - 60 titles

2027 - 60 titles

2028 - 50 titles

2029 - 50 titles

s 9(2)(ba)(i)

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The final Statement of Cultural Values and Priorities was completed on Thursday 27 July, 2023.

4.5 Māpua Community Association

An initial meeting was held on 26 May 2022 between the development team (engineers, surveyors, ecologists, and the developer) and two representatives of the Māpua Community Association. This meeting was to introduce the project with an emphasis on the community aspects of the sports grounds and wetland regeneration areas.

The consultation has resulted in a number of amendments to the initial concept including:

- The sports fields being relocated to the lower end of the site,
- Wetlands being enhanced to have approximately six hectares of areas that is not accessible by people. These islands within the wetlands will allow for protected environments for birdlife.
- A larger rang of housing densities to better reflect the existing topography and cater for different market requirements.
- After consultation, the land adjoining Stafford Drive has significant cultural significance for Iwi and as a result it will be set aside as open space as identified in the Māpua Masterplan growth plan (linked above at paragraph 4.2).

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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:

None required.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

There are no treaty settlements or statutory acknowledgement areas that apply to the geographic location of the project.

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?

No

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:

The actual and potential effects of the proposed development can be categorised into the following issues:

- Rural character and amenity effects including landscape.
- Geotechnical.
- Flood hazards and Environment.
- Cultural Heritage.
- Ecological effects.
- Subdivision effects.
- Servicing effects.
- Transport effects.
- Earthworks effects.
- Stormwater Discharge and Water Take Effects.

Activities and measures to manage effects were discussed in the "Project Details" section.

It is noted that the proposal will also have notable positive impacts. The proposed development will have a positive social impact on the Tasman District through the enhancement of housing choice by facilitating an increase in housing supply. The proposal seeks to facilitate the development of some 320 allotments, provide high-quality residential land within an area selected for future development, and enhance a community that is well connected, well designed, and provides a variety of allotment sizes to cater to a range of living needs.

The typical effects associated with a residential development in terms of construction mitigation, stormwater treatment and attenuation, landscaping and visual amenity will be managed through the design process using good practice methodology and design criteria. The effect of these measures will ensure a positive environmental and economic outcome for the community.

It is considered that, on balance, the proposal will have minimal effects on the environment. Overall, the applicant seeks to provide a comprehensive, coordinated, and well-designed subdivision that provides a diverse range of allotments for future residences for the community.

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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 National Policy Statement on Urban Development 2020 came into effect in August 2020 is the most relevant national policy statement that applies to this site. This policy statement recognises that projects such as this have a national significance in ensuring future development:

- has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- provides sufficient development capacity to meet the different needs of people and communities.

The development involves the creation of a well-functioning urban environment that will serve to provide for social, economic and cultural well-being,

now and into the future, and therefore achieving Objective 1 of the NPS-UD. The fundamental opportunities provided by the site, combined with the best practice principles of design adopted by the applicant, will see this project contribute significantly to the creation of a well-functioning urban environment, thereby achieving Policy 1.

With approximately 320 residential units proposed covering a range of densities, this project is considered to contribute significantly to housing supply and therefore improve housing affordability (Objective 2, NPS-UD).

Objective 3 of the NPS-UD requires that regional policy statements and district plans enable more people to live in areas that is in or near a centre zone, or can be served by public transport, or in areas with high demand for housing. The development site is 2.7km from the Māpua waterfront precinct and adjoins the Great Taste Trail, a cycle way linking Nelson to Kaiteriteri.

Objective 4 and Policy 6 addresses the topic of amenity values, and that urban areas change over time in response to diverse and changing needs. The development proposes to provide housing to meet a range of needs in a manner that is response to , and respective of, the area's landscape, visual and natural character values.

Objective 5 and Policy 9 addresses the Treaty of Waitangi (Te Tiriti o Waitangi). The CCKV development team appropriately recognises and provides for Whakatū Tangata whenua values, as required by the NPS-UD and section 8 of the RM Act 1991.

Objective 6 requires that local authority decisions on urban development are integrated with infrastructure planning and funding decisions, are strategic, and responsive, particular when proposals would add significant development capacity. One of primary methods identified and required by the NPS-UD to achieve its objectives is for Council's to prepare, update, and implement a Future Development Strategy (FDS). Given the combined communities of interest and geographic relationship, Nelson City Council and Tasman District Council prepared and adopted the FDS 2022. The subject 'Seaton Valley' site was included in the FDS 2022 and so being a part of the community strategy to provide for urban growth between 2021 and 2051.

There are two relevant National Environmental Standards that are likely to be relevant to this development:

1. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) came into effect in January 2012. The NES requires territorial authorities to enforce the regulations for particular 'land' and 'activity' criteria. Preliminary advice indicates the application site may be contaminated given previous farming activities that have been carried out on site which is common in the Tasman Region. Upon further on-site investigation if consent is required this will be sought in accordance with the NESSC.
2. The National Environmental Standards for Freshwater Management (Freshwater NES) came into effect in September 2020. The Freshwater NES set requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The development of the site will be designed to take into account the provisions of this NES when undertaking construction activities.

The Freshwater NES has the objective of reducing the loss of wetlands and restricting harmful activities that could adversely protect them. Tasman District Council TDC is required "to provide for and promote the restoration of natural inland wetlands in its region, with a particular focus on restoring the values of ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity values. Approximately 22 hectares of the development will be allocated to open space and restoration and enhancement of the stream and wetland thereby helping achieve the objectives of the Freshwater NES and helping TDC ensure compliance with its obligations.

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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:

Because of the identified ultra vires aspect of the previously approved Chapter 17.14 rule framework for uplifting deferments, the Māpua Development faces significant time delays and increased costs to undertake the traditional RMA processes of:

- applying for non-complying resource consents under the historic Rural zoning (i.e.. going against the grain of the Rural zone, which does not encourage mixed-density residential development); or
- applying to re-zone the site to Residential, and then applying for the requisite resource consents under the Residential framework; or
- awaiting for Tasman District Council to propound, or the Applicant propounding, a plan change to correct the uplifting deferments framework in Chapter 17.14, and then applying to uplift the deferred residential zoning, and then applying for the requisite resource consents under the Residential framework.

The fast-track process is a welcome fourth option to progress approvals for the development, and would achieve the original desired outcome of the TRMP – i.e. once adequate services could be provided for residential land use, to upzone the area to residential zoning.

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

Please write your answer here:

The Māpua Development will deliver housing quickly to an area already earmarked (in part) for residential development. The Project is near shovel-ready in terms of design and implementation – the Applicant's team of planners, engineers, ecologists, landscape architects and urban designers have completed most of the detailed investigation reports required, as well as cultural impact studies. As stated earlier, construction would begin within 6

months of consents being granted.

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

Local government plan or strategy

Please explain your answer here:

As above: The Tasman District Council consulted with the community widely to prepare the Future Development Strategy 2022 – 2052. This document is a 30-year high-level strategic plan that indicates potential sites in our region for future housing and business growth. It is the overarching document that is intended to inform several current projects within the district, including the Māpua Masterplan. This Part of the site has been identified as a future residential development area in the Future Development Strategy – see mapped area T-042 (page 27).

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Māpua Development will deliver regionally significant infrastructure insofar as it will help address the housing crisis facing Nelson/Tasman – discussed in next section.

Will the project:

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

Please explain your answer here:

The Māpua Development will increase the supply of housing by approximately 320 mixed density residential lots and also contribute to a well-functioning urban environment by also providing sports facilities and community amenities, as well as a public wetland and stream enhancement.

The Tasman District Council's growth projections for 2021 to 2031 completed in 2021 estimate 317 new dwellings will be required within the Mapua/Ruby Bay area, doubling the population from 2657 people in 2019 to 4,500 people in 2051. The projection for 2032 to 2051 is for another 628 residential dwellings. This projection is a medium projection scenario, not taking into account a high projection scenario. This shovel ready project will go a long way to providing for the future demand in a well-functioning urban environment.

In addition to the 320 residential lots to be included in this development, the restoration and enhancement of Seaton Valley Stream and the wetlands will unlock other parcels of land within the catchment to enable land development as the development of the wetlands and open space area is required to meet stormwater requirements for further development. Accordingly the wetlands and open space area is critical to meet growth demand in the region.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The Māpua Development will deliver significant economic benefits to the region through the creation of construction-related jobs over the four to six-year period the residential development is being built. Then once the development has been completed the new residents will positively contribute economic and social benefits to the local Māpua community.

The applicant has not obtained an economic impact report for this development. We note however, that related party CCKV Maitai Dev Co Limited Partnership has made a separate fast track application in relation to its proposed Maitahi development which is of a similar scale to this development, and has obtained an economic impact report which is included in that application and provides in relation to the Maitahi development:

- The total economic impact on business activity within Nelson as a result of the subject CCKV development over an 8-year period is estimated to be just over **9(2)(b)(ii)** NPV³.
- The project will contribute would contribute 470 FTEs during the peak development and operation year within Nelson, with a total of 2,300 FTE years over the 8-year development period.
- The direct impact on the Construction and Construction Services sectors associated with direct employment measure approximately 1,223 FTE years over the 8-year construction period. Direct economic injection from construction and development phases equate to around **9(2)(b)(ii)**

Given the comparable nature of the developments we would anticipate that the economic returns would be comparable. We consider that this is of even greater relevance given present market conditions and the difficulties faced by civil works/construction industry at present with the downturn.

The recreational fields will contribute ongoing social benefits to the wider community which has a shortage of sports fields in the area. The proposed wetland and path network will connect to the existing pathway networks, providing passive and active recreation facilities to the wider community.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

N/A – the Māpua Development is a residential and community recreation development.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

N/A – the Māpua Development is a residential and community recreation development.

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

Yes

Please explain your answer here:

The development links closely with the Great Taste Trail cycle way which runs along the coastline from Nelson to Kaiteriteri. New residential development along existing non-vehicular transport paths provides future residents with safe cycling options and encourages low-carbon transport options.

The ecological value of the wetlands generally will be significant, one example of such ecological value which supports climate change mitigation is the sequestration of carbon as the wetland is restored and matures.

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

Yes

Please explain your answer here:

The design of the wetland to incorporate both stormwater treatment and attenuation will provide resilience for the wider Seaton Valley catchment, not just the development area. The location of the wetland at the bottom of the catchment enables the construction and maintenance of one large stormwater management area, rather than several smaller stormwater management areas located throughout the catchment.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

An extensive wetland restoration and enhancement is planned for the proposed development site. With careful design considerations to ensure its functionality and capacity for stormwater and flood conveyance. The entire Seaton Valley catchment will benefit from this. In addition to the sequestration of carbon noted above, examples of other well documented significant ecological values that wetlands provide are:

- Biodiversity conservation;
- Purification of water; and
- Flood control through water retention;
- Cultural resources for traditional Māori art and crafts (e.g. flax and raupō)

Approximately 60% of the wetland will be inaccessible to human interaction, prioritising its ecological benefits.

Due to previous farming practices the Seaton Valley stream no longer provides any ecological or environmental benefits of any significance and the stream requires full restoration and enhancement which will be included as part of this development.

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 local planning documents including the Tasman District Council's Future Development Strategy 2022 – 2052 and Māpua Masterplan (previously referenced at paragraph 4.2 with website link). Consistent with the Future Development Strategy and shovel-ready ensures that when development proceeds it aligns with the considerable consultation and future planning already undertaken by the Council. The development will utilise the existing infrastructure while creating future infrastructure for use by the wider community.

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:

No.

This project will be developed in a way to ensure it is not affected by climate change and natural hazards. Tonkin and Taylor Ltd were engaged by Tasman District Council to develop an understanding of flood hazard assessment for the Māpua, Ruby Bay, and Tasman Townships.

Utilising this report as a foundation for the intricate design of the residential development, alongside recreational spaces, wetlands, and stormwater management areas, will incorporate a broader spectrum of stormwater treatment and detention within the Seaton Valley catchment area. This development will therefore benefit neighbouring land by providing much needed stormwater retention for the area. This will contribute to enhanced preparedness for future climate change impacts and natural hazards.

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:

CKSV has never been subject to compliance or enforcement action by local authorities or under the RMA generally.

The CKSV team has extensive experience in large scale residential development with stakeholders having previously undertaken developments such as The Fields and The Meadows in Richmond. Designated as a SHA in August 2017 and since then over 430 titles have been issued with a further 217 Lifestyle Retirement Village units making the Meadows one of, if not the largest development in the region and undertaken with real professionalism and speed. The real impact that this has on addressing the housing shortage is seen in the number of building consents issued in relation to this development with over 300 building consents having been issued. If this application is approved CKSV will achieve similar results in terms of speed of completion and execution of a well-thought-out master planned development.

The design team of planners, engineers, surveyors, ecologists, landscape architects, and urban designers are well-established professional experts with capacity and track record both locally and South Island wide to ensure the project will be completed to a high standard and within the proposed timeframes.

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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:

Johanna King

Important notes