

Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: Ara Weiti Village 1
Application number: PJ-0000831
Date received: 14/11/2022

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Ara Weiti Development Limited

Contact person: Evan Williams

Job title: Principal

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Level 15, 48 Emily Place, Auckland 1010

Address for service (if different from above)

Organisation: Tattico Ltd

Contact person: John Duthie

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

Level 11, 1-3 Albert Street, Auckland 1010

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

Ara Weiti Road, Okura Bush, Auckland, New Zealand

The block of land is located on the southern side of Ara Weiti Road immediately west of Tahapuke Road.

The attached map set by Boffa Miskell shows the location of the site (Attachment B)

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Lot 172, DP513840, Record of Title 806839

33.5449ha

Registered legal land owner(s):

Ara Weiti Development Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

The applicant is the owner and legal occupier of the site (the site is essentially vacant and undeveloped).

There are no property ownership or title constraints that prevent the applicant giving effect to this proposal.

The applicant has full unfettered control and occupation of the site and is able to move immediately once the consents are granted.

The site is within sub-precinct B of the Weiti Precinct under the Auckland Unitary Plan. Sub-precincts B and C of the Weiti Precinct are essentially in two ownerships. The other land within sub-precinct B and C not owned by Ara Weiti is owned by GMML. This is land development company with land holdings within the Weiti Precinct. GMHL and Ara Weiti will each develop their own land independently.

This application is supported by Te Kawerau ā Maki and Ngāti Manuhiri.

Part III: Project details

Description

Project name: Ara Weiti Village 1

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

Land development and associated subdivision of 220 residential sites, plus one residential large lot for a future retirement village, to create development-ready sites for housing. This project includes associated earthworks, stream works and the construction of public amenities within the site (including a community centre and whare manaaki). This application will deliver development-ready sections, but does not seek consent for any dwellings.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

This proposal provides for the comprehensive integrated development of Village 1 at Weiti. The project will comprise some 220 sections plus the opportunity for a retirement village in the Weiti Valley.

Village 1 is the second of three development nodes provided for under the AUP within the 860ha Weiti Precinct.

- The first node provides for some 150 houses in Weiti Bay. That 93ha land is fully subdivided and c.20% of the sites are currently developed for housing.
- The second node (this proposal).
- The third development node is Village 2 which is further west within the Weiti Valley, and is owned by a third party (GMHL).

5

The Scheme Plan for the development is found in Attachment A.

This development comprises:

1. Planning approval for the comprehensive development of Village 1.
2. Bulk earthworks to create the land contour suitable for housing development.
3. Land development and subdivision consents for 220 fee simple residential sites each suitable for development of a dwelling. This proposal does not specify the typology. All sites are generally intended for detached one or two storey residential development.
4. Creation of an approximately 4 ha superlot intended for a future integrated residential development (retirement village).
5. Creation of one lot which will form the local village neighbourhood centre servicing all parts of Karepiro Bay.
6. Provision of open space and recreational areas as shown on the plan. This comprises the walkway network around the village and the larger park on the eastern side of the village.
7. Construction of a community centre/facility. The facility will be built by Ara Weiti Development and managed jointly by Ara Weiti and iwi and/or a residents society. The society will work in close association with Te Kawerau ā Maki and Ngāti Manuhiri. This facility will include a whare manaaki and have a particular focus on telling the story of Weiti and this part of the Hauraki Gulf, and the Weiti River to the north, Okura estuary to

the south, and the Karepiro Stream. It will have an environmental/ecological educational emphasis. The area will also be a park with a children's playground.

8. Streamworks associated with the restoration of streams to the north-west and south-east of Village 1, and the vertical realignment of one section of the stream in the western part of the site.
9. All local roading within the site.
10. All infrastructure associated with the above activities, including provision of:
 1. the wastewater network within the site and a connection to the public network at Stillwater utilising a pump station and rising main; and
 2. potable water supply network within the site and extending the existing connection along Ara Weiti Road approximately 1.5kms to the west of the site.
11. Stormwater management process using the best practice treatment train approach.
12. Erosion and sediment controls during earthworks/construction. These have a particular focus on minimising sedimentation of the tributaries within the site, given these tributaries flow into the Karepiro Stream, which flows into the Long Bay-Okura Marine Reserve.

In addition the following off site enhancements are proposed. These occur on Crown and Council public land. They will be funded and developed as part of this development, although they are not part of the application. They need landowner consent (expected to be given) but are a permitted activity. These off site public amenity enhancements comprise:

- Construction of a new 400-500m long boardwalk and walking track along the western side of Karepiro Beach on Council/DOC land.
- Enhancement planting and fencing to protect endangered bird resting areas at Karepiro Bay.
- Working with Te Kawerau ā Maki and Ngāti Manuhiri to identify the cultural history and stories of this place including Karepiro Bay. and through public art and interpretation panels to show the story of mana whenua, the historical and archaeological narrative, the ecology, and the conservation values of the area along the 7.6km walkway from Okura Bush through to Karepiro Bay and Silverdale. Interpretations would be predominantly located at Karepiro Beach and D'Acre Cottage but with signage and other interpretive information at the Stillwater entrance and southern Haighs Access Road entrance. Collectively, the interpretation and sculpture elements will constitute a major outdoor cultural and conservation facility of regional significance.
- Construction of new toilet facilities and rest areas at Karepiro Beach.
- Creation of enhanced entrance facilities at Okura Bush walkway at the southern Okura Haighs Access Road entrance (shoe cleaning, toilets, rest area).
- Creation of enhanced entrance facilities at Okura Bush walkway at the northern Stillwater entrance (shoe cleaning, toilet, rest area)

The Plan set by Boffa Miskell in Attachment B includes plans showing the new facilities that will be provided as part of this application. There are two plans. The first shows the existing facilities. The second shows the additional items provided as part of this development. These facilities are being provided separately to this application. No consents are needed or sought as part of the FCTA process. Land owner consents from Auckland Council and DOC are necessary. These are being worked through separately.

The ecological report by Boffa Miskell (Attachment D) shows the stream works and revegetation enhancement within the site.

In terms of ecological restoration Boffa Miskell have undertaken an analysis of the streams and wetlands on the site. The relevant works that will form part of this application are:

- Protection of the SEAs (T_6405 and T_6406).
- Retention of the entire length of the eastern tributary.
- Protection and enhancement of all six identified natural inland wetlands.

- Diversion and vertical realignment of a portion of the western tributary and formation of riparian wetland area.
- Riparian planting along the western and eastern streams from the SEAs to confluence with Karepiro Stream.
- Enhancement of fish passage where relevant.
- Provision of predator and weed management programmes.

The methods to be used to ensure a high quality earthworks management is set out in the report by Woods. They explain the four phases of the work through enablement works, bulk earthworks, completion works and removal of controls. The report sets out the approach under each of these areas. This includes a range of methods intended to cumulatively deliver a high standard of erosion and sediment control.

In terms of the civil infrastructure the specific works forming part of this application are:

- Roading – formation of roads between 16-20m in road reserve width, a new T intersection with Ara Weiti Road, and Joint Owned Access Lots (JOAL);
- Pedestrian, Cycle and Bridal routes;
- Stormwater – including primary and secondary networks, water quality treatment and flood considerations;
- Wastewater – including the site network and a connection to the public network utilising a pump station and rising main;
- Water Supply – including the site network, a connection to the public network, a reservoir with a booster pump station;
- Utilities – including common service trenches in the roads with telecommunications and power.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

The project will proceed in four concurrent phases, being:

- bulk earthworks;
- streamworks and stream restoration;
- subdivision and land development;
- off-site public amenity enhancements.

In terms of traditional staging, the development will proceed in two stages. The first is the development of the project as a whole excluding development of the retirement village. The second stage is the retirement village.

To ensure sections can be brought to market quickly, roading and infrastructure will be developed in substages.

The staging plan is included as Attachment G. This shows an indicative drawing of the substages. If the matter is referred to the Expert Consenting Panel, then flexible conditions of consent will be requested to enable completed substages of the subdivision to be titled and brought to market immediately.

However it is the intention of Ara Weiti Development Limited that the earthworks and land development process roll out as a continuous series of works.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
----------------------	---------------	------	----------	----------------

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Lot 172, DP513840	Auckland Unitary Plan (Operative in Part) 2016	<p>Part Rural and Coastal Settlements.</p> <p>Part Rural Conservation.</p> <p>All the residential development and the neighbourhood centre will be on land zoned Rural and Coastal Settlement. The whare maanaki will also be on land zoned Rural and Coastal Settlement. Part of the streamworks and open space enhancement works are on land zoned Rural.</p> <p>The wider open space enhancements on Council/DOC land at Karepiro Bay, Stillwater and Haighs Access are on land zoned Open Space.</p> <p>Diagram 1 in Attachment R shows the AUP's Weiti Precinct Plan 1. Village 1 is within sub precinct B, which provides for urban development. Sub precinct C is a conservation focused precinct.</p>	Weiti Precinct	Macroinvertebrate Community Index

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
--------------------------	----------------------------	--------------------	-----------------	-------------------------------

Auckland Unitary Plan	I547.4.1 - Subdivision (A28) Subdivision of land within Sub-Precinct B to create sites for dwellings		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.4.1 - Subdivision (A29) Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.4.1 - Subdivision (A30) Subdivision of land to be vested as public open space		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.4.1 - Subdivision (A27) Subdivision of land for consented conservation, heritage and education facilities		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.6.7.1 Minimum site area	The number of sites are less than the required 400m ² .	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.6.7.2 Access and frontage	The number of sites are less than the required 12m frontage in Area 3.	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.6.7.3 Rear lanes are required as per Precinct Plan 3	Rear lanes are provided but not necessarily in the same location.	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.6.7.4 Green belt restrictive covenant	This requires a restricted covenant to be registered against Area C. This development registers the covenant on the parts of Area C owned by Ara Weiti Development Limited but obviously Ara Weiti Development Limited cannot commit to covenant land outside its ownership.	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.6.7.5 Provision of reserve land	Certain reserve land is required to be provided as part of the development of Weiti. The applicant achieves this for land it owns	Restricted discretionary activity	Weiti Village 1

		but cannot achieve it on land it does not own.		
Auckland Unitary Plan	I547.6.7.6 Provision of key public facilities on the first subdivision	This application provides the public facilities within the land controlled by Ara Weiti Development Limited. It obviously cannot commit to the provision of public facilities on private land it does not own. This proposal also involves provision of additional public facilities on Council/DoC land which are permitted activities under the AUP.	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	I547.6.7.8 Enhancement planting	The enhancement planting standard requires the first subdivision in Area B to cover all planting within the Precinct, including outside the applicant's land holdings, to produce a management plan including planting, and then implement that in stages. Ara Weiti Development Limited will prepare a management plan (including enhancement planting) and undertake the consequent weed / pest management and planting for land it controls, but cannot outside land it controls.	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	H2. Rural and coastal settlement zone (A22) Education Facilities	Whare Maanaki	Discretionary activity	Weiti Village 1
Auckland Unitary Plan	H2. Rural and coastal settlement zone (A21) Community Facilities	Whare Maanaki	Discretionary activity	Weiti Village 1
Auckland Unitary Plan	E38 - Subdivision Activity table	The subdivision also needs to be assessed against the Auckland-	Discretionary activity	Weiti Village 1

		<p>wide subdivision provisions which provide for larger minimum sites than the precinct provisions. The Auckland-wide provision sets a minimum net site area of 2,500m² for the rural and coastal settlement zone. Notwithstanding this provision, the proposed site sizes in this application generally comply with the precinct provisions.</p>		
Auckland Unitary Plan	<p>E11 - Land disturbance – regional (A10) Earthworks greater than 2,500m² where the land is a slope equal to or greater than 10 degrees</p>		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	<p>E12 - Land disturbance – district (A6) Earthworks greater than 2,500m²</p>		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	<p>E12 - Land disturbance – district (A10) Earthworks greater than 2,500m³</p>		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	<p>E3 Lakes, rivers and streams (A49) New reclamation or drainage including filling over a pipe stream</p>	<p>Southern part of the western stream is realigned.</p>	Non-complying activity	Weiti Village 1
Auckland Unitary Plan	<p>E8 – Stormwater discharge and diversion (A5) Diversion and discharge of stormwater and runoff from additional impervious areas greater than 5,000m² of road that complies with E8.6.2 and Standard E8.6.4.1</p>		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plans	<p>E8 – Stormwater discharge and diversion</p>		Discretionary activity	Weiti Village 1

	(A11) Diversion and discharge of stormwater runoff from an existing or a new stormwater network			
Auckland Unitary Plan	E7. Taking, using, damming and diversion of water and drilling (A27) Diversion of groundwater caused by any excavation (including trench) or tunnel		Permitted to Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	E7. Taking, using, damming and diversion of water and drilling (A28) The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed		Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	E36– Stormwater discharge and diversion (A33) Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain RD	Rain gardens may be located in 1% flood plain. Stormwater outfalls will discharge to streams that are in the 1% flood plain	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	E36– Stormwater discharge and diversion (A37) All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain RD	Access to the Whare Maanaki will be separated from the rest of the proposed development by a stream which will require a bridge or culvert and therefore be a structure in the flood plain	Restricted discretionary activity	Weiti Village 1
Auckland Unitary Plan	E36– Stormwater discharge and diversion (A41) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	Possible change of overland flow path crossing northern boundary to roadway	Restricted discretionary activity	Weiti Village 1

Auckland Unitary Plan	E36– Stormwater discharge and diversion (A56) All other infrastructure in areas listed in the heading above not otherwise provided for RD	Road crossing/bridge to Community facility	Restricted discretionary activity	
Auckland Unitary Plan	E36– Stormwater discharge and diversion E36.9. Special information requirements	A hazard risk assessment must be undertaken when subdivision, use or development requiring resource consent is proposed to be undertaken on land which may be subject to the 1 per cent annual exceedance probability (AEP) floodplain; overland flow paths; or land instability	N/A	Weiti Village 1
Auckland Unitary Plan	E6. Wastewater network management (A7) Any other discharge of wastewater onto or into land and/or into water from a wastewater network	This development will likely need Network Discharge Consent for the pump station for emergency overflow	Discretionary	Weiti Village 1
National Environmental Standard on Freshwater 2020 (NES-FW)	Regulation 39: Vegetation clearance within 10m of a natural wetland for the purpose of natural wetland restoration	The wetland restoration programme is within 10m of the wetland	Restricted discretionary	Weiti Village 1
NES-FW	Regulation 57: Reclamation of the bed of any river	The southern portion of the western stream is realigned. This does involve reclamation of a portion of this stream	Discretionary	Weiti Village 1
Auckland Unitary Plan	E36– Stormwater discharge and diversion (A42) Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path	Possible for some retaining wall or structures in overland flow paths – subject to final design	Restricted discretionary activity	Weiti Village 1

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

This application does not rely on any previous resource consent, nor is it reliant on any designation or requirement. There is an existing resource consent for development of Village 1 over a similar footprint. This consent was granted in June 2015 and provides for streamworks, earthworks, and land use and subdivision.

No parts of this consent have been given effect to, nor has work started. This application will be a fresh consent, as the existing consent sets a different contour to that now proposed. The existing consent will lapse in 2023 if not given effect to or substantial progress made.

Attachment R to this application contains the masterplan for that previous development. This is provided for context reasons and to demonstrate that this proposal has a reasonably similar location and level of development to that previously approved by the Council.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

There are no consents or designations impacting this land nor any requirement lodged by any party.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

There are no authorisations or other consents required to develop the site in accordance with the masterplan forming part of this application.

There is a long history of Māori occupation of the foreshore. Ara Weiti out of an abundance of caution will seek Heritage New Zealand Pouhere Taonga approval to modify an archaeological site in case middens or other cultural features are found during enhancement works.

While not part of the application, for completeness the open space enhancements at Karepiro Bay, Stillwater and Haighs Access are a permitted activity within the Open Space zone. No planning approval is required for these works. However, these works do take place on land owned by either the Crown or Auckland Council. Landowner consent to undertake these enhancements will be necessary before physical works can occur and discussions are underway in this respect.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Attachment P to this application is a statement by Ara Weiti Development Limited outlining its financial position and ability to give effect to this project.

In summary:

1. All land within the project site is owned by Ara Weiti Development Limited. There are no covenants or other constraints on the title which prevent Ara Weiti Development Limited giving immediate effect to this consent should it be granted.
2. Ara Weiti has a contractual arrangement with an investor 'Fiera Capital Corporation' who is currently financing the planning, consenting and pre-construction work of Village 1 and is positioned to finance Ara

Weiti to progress the development and enable an immediate start on the development once the application is granted.

3. Ara Weiti has appointed the full professional service consultant team necessary to both advance this application, and to undertake the physical design, engineering and other related technical assessments to enable the development to proceed.
4. Substantial work has been done on this development, including detailed:
 - o earthworks modelling;
 - o urban design;
 - o subdivision planning;
 - o stream classifications and analysis of necessary works adjacent to streams;
 - o analysis of infrastructure requirements;
 - o consideration of connections to adjacent infrastructure.
5. Ara Weiti has the legal right to access the land necessary to upgrade the rising main from Karepiro Bay to the Stillwater public wastewater line. Wastewater services can readily connect through land already protected by way of easement.
6. Ara Weiti is commencing preliminary discussions with a head contractor to enable commencement of bulk earthworks in the 2023/24 earthworks season should the Minister agree to refer this application to an Expert Consenting Panel and should the Panel grant this consent.
7. This proposal is based on a 6 month consenting process. If the matter is referred by the Minister to an Expert Consenting Panel, then Ara Weiti will commission work concurrently with a processing application so as to enable an early start on site.
8. This programme is established to enable bulk earthworks to commence in October 2023 which will complete the first substage of Village 1.
9. This would enable infrastructure and roading works through the 2024 winter with final bulk earthworks and infrastructure completed in the 2024/25 year.
10. By late 2024 / early 2025, the first stage of land development would be completed and ready for housing to be constructed.
11. Stage 2, being the majority of the site including the retirement village, would be ready for construction work the following year within a similar timeframe, i.e. early 2026.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Ara Weiti have consulted the following government departments/ministries.

1. The Ministry for the Environment, as part of the pre-application process for this application.
2. Waka Kotahi, and in particular their accountability for the Penlink roading project. Ara Weiti, in the construction of the Weiti Bay development, constructed the first stage of Penlink to a two-lane roading standard on the identified alignment. This site is some considerable distance from Penlink, being in the Karepiro valley, with Penlink traversing the valley to the north. Obviously this development will generate traffic that will use the intersection connecting Weiti to Penlink. Feedback from Waka Kotahi was that no initial interface issues existed between Penlink and the proposed development, however, further Waka Kotahi discussion will be required. The applicant committed to continuing to consult with Waka Kotahi during the project.
3. Department of Conservation (**DOC**)

DOC was consulted because:

- They have administrative accountability for the Long Bay-Okura Marine Reserve.
- They have administrative accountability for Haighs Access and DOC land.
- They have oversight of the coastal marine area.

No part of this application occurs within the marine reserve, although obviously earthworks are occurring in the headwaters of streams which flow into the reserve.

The enhancement works involve:

- public toilet facilities and boot cleaning stations at Haighs Access (a Crown reserve administered by DOC) and Stillwater (a Council reserve);
- protection works and plantings for important bird roosting areas in Karepiro Bay.

The feedback from DOC was that they supported the initiatives to enhance the public walking track and provide added protection to the bird roosting areas. It was agreed the details would be worked through after consents were obtained.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Auckland Council

Auckland Council is the local authority with jurisdiction over Weiti.

Ara Weiti have consulted with the Council's:

- Planning (resource consents) department;
- Healthy Waters (stormwater) department;

The feedback from Auckland Council has been:

- The resource consents department has understood the rationale for pursuing this application under the fast-track legislation and, in principle, has supported that approach.
- The Healthy Waters department did not identify any issues.

Watercare Services Limited (WSL)

Watercare is a CCO of Auckland Council. They have accountability for all public wastewater and potable water network. Ara Weiti have consulted with Watercare over both wastewater and potable water infrastructure. Feedback from Watercare is:

- Water Supply – No issues, but further consultation with WSL will be required to develop the internal design layout and reservoir location.
- Wastewater – No issues raised with the solution. MPS and Woods have consulted with Watercare over the route and network capacity. Stillwater is the current Watercare preference. However, Watercare has long term plans for a trunk line to Dairy Flat. If Watercare wants the wastewater connection to Dairy Flat, and this is prior to the construction of the Stillwater line, and the connection can all occur on public roads, then Ara Weiti will agree to this. However this application is on the basis of the Stillwater route. If referred, the application will offer a condition of consent enabling the Dairy Flat route if Watercare determines this as their changed preference.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Ara Weiti has not consulted with any other parties and does not consider there are any other parties who will be affected by the project outside the Precinct.

This development is within the Karepiro valley. It is separated by a ridge from the existing Karepiro Bay development. The land cannot be seen because of topographical ridges from Okura-Long Bay, Stillwater, Whangaparaoa or East Coast Road.

This is a small settlement zoned for urban development nestled in the Karepiro valley. No other third parties are affected outside sub-precinct B. Within sub-precinct B the only two land owners are Ara Weiti and GMHL.

Detail all consultation undertaken with the above persons or parties:

N/A

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Te Kawerau ā Maki and Ngāti Manuhiri.	<p>Te Kawerau ā Maki, Ngāti Manuhiri and Ara Weiti Development have agreed that they will work together in accordance with tikanga.</p> <p>Te Kawerau ā Maki and Ngāti Manuhiri will have a key ongoing role in the cultural oversight of this application and of the development of Weiti Village 1.</p> <p>Te Kawerau ā Maki and Ngāti Manuhiri have acknowledged their participation and knowledge of the application for consent for development of Village 1 at Weiti under the COVID-19 Recovery (Fast-Track Consenting) Act. Read attachment O for more information.</p>
Ngāti Whātua o Kaipara.	Ara Weiti Development is commencing consultation with Ngāti Whātua o Kaipara.
Other	All iwi authorities will be consulted as part of the application, if this proposal is referred by the Minister.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
	No part of the land subject to this application is subject to a Treaty settlement claim.

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

To the best knowledge of Ara Weiti Development Limited, Te Kawerau ā Maki and Ngāti Manuhiri, there are no Treaty settlement claims applying to the subject land.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

No part of this development takes place on land subject to a customary marine title.

The enhancement works of the boardwalk and revegetation on the foreshore (which do not form part of this FTCA application, but will be delivered as part of this development) is adjacent to the coastal marine area. This work is being undertaken under the cultural oversight of Te Kawerau ā Maki and Ngāti Manuhiri and under the approval of DOC and Auckland Council.

These works will not change the status or ownership of this land. It is simply building a boardwalk and path to protect indiscriminate trekking across important bird roosting areas and to protect bird roosting habitat. Public amenities will be built on public land and then vested in the Crown or Council as appropriate.

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

No part of this site or development includes an activity that will occur in a protected customary right area.

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Attached to this application is an assessment of the effects of this development (Attachment Q). The following provides a summary of the effects that were assessed. For a full summary of the effects, refer to the appendix. The project will not have significant adverse environmental effects. The following is a summary of the known and anticipated potential effects of this development.

Cultural effects

Te Kawerau ā Maki and Ngāti Manuhiri have undertaken an initial cultural review as part of this application and are in the process of preparing a full Cultural Impact Assessment (“CIA”) of the site for the area as part of the formal application (should the request be referred by the Minister).

Residential effects

Tattico and Market Economics have undertaken an assessment of the residential effects. Essentially they are positive. This development will release 220 additional residential sites in a part of Auckland that lies between the growth nodes of Silverdale and Albany. With Penlink it provides a strategically located development which will assist in the growth management of Auckland.

Urban design effects

Boffa Miskell and Woods have undertaken a detailed urban design assessment of the development (Attachment F). That has significantly informed the masterplan for Weiti. Boffa Miskell have identified that the development is consistent with good urban design practice.

Landscape effects

Boffa Miskell have undertaken a detailed landscape and visual assessment that can be found in Attachment C. Its location adjacent to the Long Bay Regional Park and Okura community have been carefully assessed. The benefit of the topography of the Weiti Precinct is that the village is effectively within a valley which cannot be seen from Okura, East Coast Bays Road, Penlink and only to a very minor degree from the Long Bay Regional Park. This is addressed within the Boffa Miskell report. The effects of this development are beneficial or can be managed so that they are less than minor.

Economic effects

The economic effects of this proposal have been assessed by Market Economics (Attachment N). This is addressed later in this application.

Ecological effects

Boffa Miskell have undertaken a detailed assessment of ecological effects of this development. This assessment can be found in Attachment D and a survey of wetlands in the area can be found in Attachment E.

All natural wetlands are protected. Key streams are protected. With the land no longer being used for forestry, and the revegetation associated with the stream protection and restoration including fish life and revegetation, Boffa Miskell conclude that the project will have minimal effects on ecological values.

Recreational Amenity Effects

This development provides a number of recreational amenity effects within the precinct itself including whare manaaki/community facilities, walkways etc. In addition, and while not part of this application, effectively this development will also contribute enhanced recreational amenity in the Karepiro Bay area generally.

There are however some recreational amenities which the Precinct Plan contemplate being provided early in the development. These will now be provided later in the development cycle. The recreational effects of this proposal are therefore positive, with the effects relating to the delay in providing some of the recreational amenities no more than minor.

Earthworks effects including erosion and sediment effects

Being located in a valley which is upstream of the marine reserve, a high standard of erosion and sediment control has been critical. The Woods report sets out the significantly enhanced erosion and sediment control measures that are being put in place (Attachment K). Significant redundancy is built into the measures. The conclusion is that the effects of this development can be successfully managed to control erosion and sediment effects.

Stormwater effects

Similarly the critical location of the site in terms of stormwater has warranted a particularly high treatment train process. This is set out in the Woods report. Again they find that the effects can be successfully managed such that they are less than minor.

Wastewater effects

Wastewater will connect to the public system. The wastewater connections from the new village are all provided for. The new wastewater network connects over land either owned or subject to easements in favour of Ara Weiti through to the Stillwater ridge. It there connects to the public system.

The applicant is working with Watercare to ensure any necessary capacity upgrades are achieved (these would be a permitted activity). The wastewater effects are able to be managed so they are less than minor.

Infrastructure effects

All water, power and telecommunication infrastructure can be provided to the site. The effects are less than minor. More information can be found in Attachment I.

Transport effects

The site benefits from being adjacent to the new Penlink road connection. This may also introduce public transport services which could service Weiti.

Local roading is all provided. The transport effects of this development are minimal.

Land contamination effects

There are no known land contamination issues on the site according to a detailed assessment carried out by Tonkin & Taylor.

Archaeological sites

There are no known archaeological features in this part of Weiti. However, out of caution, the applicant is obtaining a general authorisation from Heritage New Zealand.

Construction effects

The scale of this development is relatively modest compared to major construction phases. It also benefits from being isolated from other established residential communities. The construction effects can be appropriately managed.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

New Zealand Coastal Policy Statement

The enhancement works at Karepiro Bay, Stillwater and Haighs Access are on land to which the New Zealand Coastal Policy Statement applies.

All these works are intended to meet the NZCPS objectives of balancing public access to and along the coast, and preserving the important ecology of the coast (including endangered bird habitat areas).

In this case:

- In terms of Objective 2, the Village 1 settlement is some 850m from the coast located up the Karepiro Valley. Because it actually cannot be seen from the coast, it does preserve the natural character of the coastal environment and does protect the natural features and landscape.
- The environmental features of the development, and particularly the high quality sedimentation control, will prevent sedimentation within the bay beyond appropriate levels for a marine reserve. This reinforces Objective 1 'safeguarding the integrity and resilience of the coastal environment'. It will have no impact on biological or physical processes, nor the ecosystem.
- While not forming part of this application, this development will significantly enhance public access and public open space to and along the coast as set out in Objective 4, through a number of initiatives including a boardwalk, walkway and enhanced landscaping at Karepiro Bay (for enhanced public access and to protect endangered bird species habitat), cleaning stations at Stillwater and Haighs Access (to address kauri dieback risks), public toilet facilities and information and interpretation panels. This latter initiative will assist in the cultural celebration of the coastal environment and reinforces Objective 3.

These objectives are reinforced particularly by policies 18 and 19 addressing public open space and walking access. These flow from Objective 4 and are significantly addressed through this application in the manner set out above. Policy 22 deals with sedimentation. A significantly higher standard of sedimentation control is proposed than current best practice. This will ensure that sedimentation is fully controlled within the Weiti property. It will also result in the retirement of the Village 1 land from historic forestry activity. Forestry activity in this location created the potential for significant periodic sedimentation during times of harvesting. This development is predicted to contribute less than 1mm of sediment over a 50 year period and that is largely confined to the tributaries.

National Policy Statement on Freshwater Management and National Environmental Standard on Freshwater Management

The core objective of the National Policy Statement sets the first priority as the health and wellbeing of waterbodies and freshwater ecosystems.

Currently all waterbodies within the application area are significantly degraded for a variety of reasons including historic forestry and weed infestation. In terms of this proposal:

- All wetlands are protected and restored to a high natural state.
- The entire eastern stream and the majority of the western stream are fully restored with weed eradication and replanting.
- There is a small area at the southern end of the western stream which is realigned vertically. However, this is treated in a way that it will return to the characteristics of a functioning natural stream.
- There is very careful control of erosion and sediment from earthworks in the vicinity of any stream. A significantly higher standard of erosion and sediment control is being put in place as part of the application.
- Ara Weiti is working with mana whenua over the restoration of these streams to ensure both cultural and ecological policies of the NPS are achieved, particularly Policies 1, 2 and 3.

- When complete, all streams and wetlands will exhibit high environmental and ecological value compared to the seriously degraded current state.
- The small amount of vertical realignment of the western stream is required to ensure that the future development of Village 1 and Village 2 can be integrated as set out in the Precinct Plan. This ensures that Village 1 does not compromise the future development options of Village 2.

The ecological effects assessment has identified how these matters can be successfully managed and, in the final analysis, how a substantially better environmental outcome is achieved.

National Policy Statement on Urban Development

- The NPSUD requires the Council to prepare a growth strategy for Auckland. The Council’s growth strategy has a large focus on urban consolidation, complemented by appropriate greenfields expansion. Weiti is part of the urban consolidation approach in that it is existing land zoned for urban development in a part of Auckland that is well south of the northern rural urban boundary. This application provides for the development of Village 1 at the density contemplated by the AUP in the location identified for housing development.

As such Village 1 at Weiti will contribute to a well-functioning urban environment as is a key objective of the NPS. In particular:

- The Auckland Unitary Plan identifies Village 1 (based on a proportional allocation) for 220 dwellings. Realising existing growth potential and developing residentially zoned vacant land is a part of the Council achieving its growth objectives. This proposal will deliver those 220 residential lots and subsequently 220 homes.
- These homes will be delivered “development ready”, i.e. all infrastructure will be provided as part of land development. There will be no impediment to rapid construction of housing.
- This will provide for a variety of residential lot sizes. This will help provide a variety of different housing typologies and price points for Weiti.
- The creation of the commercial lot will create a small neighbourhood centre which will service the local community and add to the Policy 1 requirements around accessibility for residents to local community services.
- The development of Village 1 being independent of Village 2 will actually help achieve Policy 1(d) by freeing up the owners of both Village 1 and Village 2 to develop their lands independently to ensure that Weiti contributes to Auckland’s Growth Strategy

National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health

There are no known contaminants on the land which would trigger the need for consent under the NES. However, an accidental discovery of contaminant condition will be put forward as part of the application.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

This proposal fully meets the purpose of the Act. It will provide for \$335 million of economic value (direct and indirect), create 4,600 jobs (direct and indirect), and deliver this development two years earlier into the New Zealand economy than would otherwise occur.

The direct value of this development is s 9(2)(b)(ii) with direct plus indirect value at 67.7m value add to GDP, as calculated by Market Economics. When induced economic benefits are added this is modelled at \$103.6m added benefit. The direct employment is 356 FTE’s for a year equivalent. When indirect and induced FTE’s are added this is 1,042 FTE annual equivalent

The information below is extracted from the Market Economics report. A full copy of the report and the Market Economics analysis is attached to this application (Attachment N).

Market Economics have undertaken a detailed economic assessment of the development. The projects economic benefits for people or industries affected by COVID-19 are outlined within their report. Market Economics concludes that:

“the proposed development project will result in economic benefits for an economy significantly affected by COVID-19 and will assist in sustaining the large construction sector (and many other sectors) within the Auckland region (including upstream suppliers) suffering as a direct and indirect result of a downturn in economic activity and the uncertainty of the economic climate”

The summary findings of the Market Economics report on contribution to GDP are:

*“Budget estimates provided by The AWDL consultant team indicate that around \$9(2)(b)(ii) will be spent to carry out the development of the subdivision. Under the Fast-track scenario, the cumulative **direct value added** from the present to completion of the project under this scenario, is projected to be around \$9(2)(b)(ii). By comparison, the scenario for the development without Fast Track consent has a cumulative direct value added of \$2.8 million less. The difference is a result of the timing of construction which means a greater reduction in the present value of future benefits through discounting. A delay of approximately 21 months is the driver of differences. Based on the IO modelling, the development will stimulate a total of around \$67.7 million of direct plus indirect value added (GDP). Once the induced effects are included, this rises to \$103.6 million in value added (GDP) across the duration of the development. When the total impacts of the two scenarios are compared, as shown in Figure 0.1, the fast track development pathway generates approximately \$10.4m more total value added (GDP) than the traditional RMA pathway.”*

Project’s effects on the social and cultural wellbeing of current and future generations:

This project will have positive effects on the cultural and social wellbeing of current and future generations, as follows:

- The acknowledgment of Te Kawerau ā Maki and Ngāti Manuhiri as tangata whenua of this place. This is cemented through a formal recording of the understandings and agreement to foster a strong relationship
- The telling of their story and culture in Weiti through signage, interpretive panels, taonga, sculpture, ecological and environmental enhancements.
- The construction of a wharenui and the cultural, social and educational benefits this brings the community.
- The protection and management of the environment of Weiti, including stormwater, biodiversity, revegetation, streams and wetlands, bird habitat, reflecting the cultural importance of these factors to mana whenua. While these are more environmental benefits, addressing these matters to a high quality reflects on the mana of tangata whenua, and hence has a positive cultural effect.
- The creation of 220 additional homes will help contribute to meeting Auckland’s high housing demands.
- Producing a variety of section sizes enabling houses to be offered at a range of price points. This offers a broader range of Aucklanders more affordable coastal properties.
- The opportunity for an integrated full-service retirement village giving specialist accommodation for a critical part of society (the elderly).
- The creation of a neighbourhood shopping centre to service both the Weiti Bay development and Village 1 communities. Currently Weiti Bay residents and visitors have to travel back to Silverdale for services. Having basic shopping needs within a community provides social and transport benefits.
- The additional recreational facilities near Weiti Bay, within Village 1 and along the coastal track including walkways, rest areas, toilets and information signage which will have positive effects for the social wellbeing of residents and others who travel to Weiti for recreation purposes.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

Tattico, Market Economics and Simpson Grierson analysed this proposal under a scenario where it was advanced under the fast-track legislation versus advanced under the RMA.

It has been concluded that this fast-track proposal will mean development is delivered some two years earlier than would otherwise occur.

The scenario assumes the application will be a publicly notified application or limited notified to GMHL. This is because of the substituted public amenities that this proposal includes, which effectively enable development of

Village 1 to proceed in advance of some of the public amenities set out in the Precinct Plan. Those amenities would be provided when Village 2 is developed by others.

Standard notified resource consents in Auckland are now taking 9 -12 months. Any appeal to the Environment Court will add a further 12 -15 months to the timeframe for a fully contested hearing.

Obviously the RMA timeframe can vary, depending on assumptions made. However, based on a realistic comparative assessment, two years is a realistic difference in the timeframe between the two SCENARIOS, as is set out in greater detail below.

Scenario 1 is based on the standard RMA consenting process. This involves the following timeframes:

- Two months to prepare and lodge the application.
- A one month allocation before the Council (the current timeframe given the Council workloads at Auckland).
- A one month vetting process and outlining any requirements for additional information. In some cases this is taking considerably longer but a conservative one month timeframe is assumed.
- A public notification process of one month.
- A six month process to work through submissions and move to a hearing (it is assumed that development would require a hearing in terms of at least a limited notification to the other landowner within the Weiti Valley (GMHL).
- A 1-2 month decision period.
- A three week appeal period.
- If there are appeals, then that is a 12-18 month process between working through alternative dispute resolution procedures, preparing evidence, a contested case and release of the decision (assuming 15 months for this process).

That gives a total of 30 months.

Under the fast-track scenario (scenario 2), it is assumed that:

- There is a three month process for MFE to consider the application and report it to cabinet and for a decision to be made.
- One month to get before Cabinet and the gazetting process.
- There would be a further one - two months for the applicant to tidy up and complete the application for the EPA (the applicant will start that work concurrent with the MFE consideration).
- Once lodged with the EPA, it needs to be processed within 45 working days but with the ability to extend it to 70.
- It is assumed there would be no appeal on points of law.

Consequently this assumed time for an application under the FTCA is nine months, a shorter timeframe than a standard RMA consenting process

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

The Market Economics findings in terms of contribution to employment are:

"In 2023, the Fast-tracked development will directly sustain approximately 65 Full time equivalent jobs (for a year) mainly across initial site works (see Figure 0.2 below). By 2024, this total is projected to reach 125 as earthworks and infrastructure construction activity peaks, followed by around 101 job years sustained in 2025 and 66 in 2026 during the final stages of the subdivision construction. In total, the development proposed could directly sustain a cumulative total of around 356 FTE's (for a year) by completion in 2029 if approved by Fast Track consent. The Direct jobs are assumed to be sustained in the Auckland Region.

The Fast-track scenario is projected to sustain the equivalent of 1,041 Full Time Equivalent (FTE) workers working for one year, once the indirect and induced effects are added. While all the direct impacts are assumed to occur in the Auckland region, the indirect impact of the proposed development will have effects reaching the rest of the North Island and the rest of New Zealand."

Housing supply:

This development will provide for approximately 220 sections development ready. The variety of section sizes will likely generate a variety of housing typologies. This in turn will assist in creating a more diverse neighbourhood. Market Economics identifies that the Hibiscus Bays Local Board area is projected to grow by some 6,100 household units between 2023 and 2043.

This development will represent 3.4% of that growth.

To this must be added the retirement village which, if at a conservative estimate it provides 200 households, would mean that this would provide for 6.8% of the growth in this ward.

The Market Economics report identifies strong demand in this area for housing growth. Market Economics states: *“The construction of new dwellings and the development of the retirement village superlot creates additional capacity that will more effectively help meet future demand in the Hibiscus and Bays area as more households move to the northern fringes of Auckland.”*

“Once fully developed, the project will provide capacity for new residential dwellings and a retirement village, which have the potential deliver a combined total of 362 new dwellings. This equates to more of an average year of projected household growth between 2023 and 2043 under the medium growth scenario. The development will help ensure that the Hibiscus and Bays area has sufficient capacity for residential development, in order to meet projected growth.”

“Overall, M.E consider that the anticipated economic and social benefits of the proposed net increase in residential dwelling capacity is likely to outweigh any potential economic and social costs. On that basis, a Fast-track consent is the most efficient approach to achieve the intended development outcome and will result in a public benefit by increasing housing supply sooner than if the traditional RMA process was used.”

Contributing to well-functioning urban environments:

The Urban Design Assessment by Boffa Miskell illustrates that this proposal will provide a high quality well-functioning neighbourhood in a part of Weiti already zoned for housing development at a density consistent with that zoning. It will do this in a location which nestles the settlement into the Karepiro Valley screening it from other activities. The Boffa report concludes

“Having undertaken a preliminary urban design assessment of the proposal, it is considered that the layout of streets, blocks and land uses shown in the Indicative Scheme Plan for Village 1:

- Is consistent with the Weiti Precinct’s anticipated outcome for the Site as an intensive village settlement surrounded by open space and will enable development of lots in a manner that supports that outcome;*
- Uses a modified grid pattern of streets and spatial hierarchy and arrangement of land uses consistent with that shown in Precinct Plan 3;*
- Has a legible spatial structure comprising a ‘spine’ road, an adjoining centre, and block and lot alignments positioned to respond to the Site’s topography, all of which combine to form a robust foundation for the development of a future sense of place;*
- Provides a permeable and well connected street network and the basis for a high-quality pedestrian and cyclist environment;*
- Proposes lots of orientations and sizes that optimise sunlight access for future potential buildings across the development;*
- Enables future potential buildings to achieve positive street interfaces;*
- Is consistent with a ‘compact city’ or ‘transect’ form of urban development;*
- Positions a centre in a location that provides for good levels of accessibility and convenience for future residents while responding to the topographical constraints of the Site;*
- Limits the centre to a size suitable to provide for the daily needs of residents; and*
- Integrates open space into the development in a manner which provides for a high quality living environment.*

Overall, it is considered that the proposed 220 Village 1 residential lots, one retirement village superlot and one commercial centre superlot are accommodated in a manner that represents an appropriate urban design response to the characteristics of the Site and the expectations of the Weiti Precinct, is consistent with good urban design practice, and is consistent with the New Zealand Urban Design Protocol seven essential design qualities that create quality urban design.”

In terms of the definition of “well-functioning urban environment” in the NPSUD, this proposal will enable a variety of homes that:

- meet the type, price and location needs of different households;
- enable Māori to express their cultural traditions and norms;
- have good accessibility for people between housing, natural spaces and open spaces (including by way of active transport);
- are resilient to the likely current and future effects of climate change.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

This proposal will provide all necessary infrastructure for this neighbourhood. It will also see the upgrading of the wastewater rising main back to Stillwater. This will futureproof the development of Village 2 within the Precinct.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The Boffa Miskell report on ecology identifies the following key outcomes from this proposal:

- Avoidance of any impacts on the adjacent SEAs (T_6405 and T_6406).
- Avoidance of impacts on identified natural wetlands and enhancements to these wetlands.
- Retention of the entire length of the eastern tributary.
- Enhancement of six identified natural inland wetlands.
- Diversion of a portion of the western tributary and formation of riparian wetland area.
- Riparian planting along the western and eastern streams from the SEAs to confluence with Karepiro Stream.
- Enhancement of fish passage where relevant (e.g. at locations of streamworks).
- Provision of predator and weed management programmes.

The removal of noxious weeds from streams and wetlands and the significant revegetation programme, will materially contribute to enhanced biodiversity and improved environmental outcomes for the application site.

Stormwater management devices will increase water quality in what is a sensitive catchment seeing as it drains into the Long Bay-Okura Marine Reserve. The MPS summary of Council's research identifies that the sedimentation in the coastal marine area from this development over a 50 year period is less than 1mm (Attachment M). This occurs in the upper reaches of the Weiti River and Okura River. There is no long term sedimentation from this development in Karepiro Bay. This is addressed in the accompanying reports and plans.

The Boffa Miskell report also considers the historic approach to sediment control within Weiti and the monitoring programme associated with that. The report concludes:

"... monitoring of sediment and infaunal benthos has shown that no effects have occurred as part of previous development at Karepiro Bay. Accordingly, with such safeguards in place, it is highly unlikely that there will be significant adverse effects on estuarine and marine communities or ecological values."

Minimising waste:

This proposal will have a small but positive contribution to minimising waste. Waste minimisation practises will be put in place as part of all construction activities both in terms of land development but also in terms of educational programmes associated with prospective purchasers and their construction contractors.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

This proposal will assist issues of climate change in that:

- The extensive revegetation and planting programmes will make a small but positive contribution to climate change.
- Efficient use of this Village 1 land, developing it for its intended residential purpose, does create an additional residential neighbourhood in close proximity to Silverdale and Albany and well within the northern urban limit. Failure to develop this Village would inevitably result in further greenfields expansion. Creating settlements in reasonable proximity to employment and other areas leads to urban efficiencies which in turn contribute to a low emission economy.
- The location of this area provides significant recreational opportunity for local residents within easy walking distance.

- Weiti unfortunately has insufficient critical mass to justify a public transport network. However, when the future Penlink is provided, should public transport be provided on this route, then it would service Weiti.

Promoting the protection of historic heritage:

N/A

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

Elsewhere this application addresses climate change and natural hazards. This identifies that this area has a low risk of natural hazards or effects from climate change.

Other public benefit:

This proposal involves a number of additional public benefits via the provision of the whare manaaki which will provide:

- a meeting and gathering space for the local community and for mana whenua;
- a base for the revegetation programme and storage of unnecessary equipment;
- education and information about the cultural importance and cultural and ecological significance of the area.

There are also a number of public benefits beyond the site that will be delivered as part of this development but which do not form part of this FTCA application. These are:

- Interpretative and information signage along the coastal walkways of Weiti to highlight cultural values and environmental features within the Weiti Precinct.
- The boardwalk and defined track across Karepiro Bay to provide good all weather access for residents, but more critically to try and define walking trails to better keep the public away from endangered bird habitat roosting areas.
- The provision of public toilet facilities, information and shelter at Karepiro Bay to the benefit of the public.
- Public toilet facilities at the beginning of the track at Haighs Access and Stillwater.
- Boot cleaning stations at Haighs Access and Stillwater to reduce the spread of noxious species and weed seeds, and to better manage Kauri dieback.
- Shelter at Haighs Access and Stillwater to enable better public amenity for the travelling public.

Cumulatively, when added to the existing tracks from Ara Weiti Road to Karepiro Bay, the associated public carpark, and the potential for walking tracks up the Karepiro Valley; these additional offsite works will add a significant area of land which will benefit the public in terms of:

- accessibility to Karepiro Bay and the Weiti track network;
- environmental and cultural awareness and information,
- advance cultural appreciation of the environment and location, and
- provide environmental protection, particularly to endangered bird species.

Whether there is potential for the project to have significant adverse environmental effects:

The project will not have significant adverse environmental effects.

Section VII outlines a summary of the potential effects of this development. It finds a number of positive effects, including economic, residential, urban design and biodiversity. It finds that other effects, particularly in terms of ecology, stormwater, infrastructure and transport, can all be successfully managed so that they are less than minor. In terms of cultural effects, Te Kawerau ā Maki and Ngāti Manuhiri are providing leadership in this area and ensuring that all aspects of the project contribute to and provide positively for cultural matters at Weiti.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The site is:

- not subject to any natural hazard identified on the Council’s website.
- Not subject to any coastal inundation.
- Not within any flood plain.
- Not on any known fault line.

The two stream valleys on either side of the Village are within small cuttings which mean that even in extreme weather events there would be minimal to no risk of streams being overwhelmed and flooding of adjacent residential properties.

The land is earthworked so as to be stable with minimal risk of land slippage.

This site is very low-risk in terms of natural hazards or climate change.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
Auckland Council	<p>Ara Weiti Development Limited has not been the subject of any enforcement action or other “failure to comply” measures taken by Auckland Council under the Resource Management Act or any other legislation, or by any other authority.</p> <p>The Weiti Bay development was undertaken by a related company, Weiti Development LP. The project was managed by Weiti Development General Partner Limited a company owned by Williams family interests.</p> <p>The proposed funder of this project is Fiera Capital Corporation.</p> <p>None of Weiti Bay Development Limited, Williams Group New Zealand Limited, or Fiera Capital Corporation have ever been subject to enforcement action or “failure to comply” proceedings under the Resource Management Act or any other legislation or by any other authority.</p>

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

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.

John Duthie

14/11/2022

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.

- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.