AEDIFICE DEVELOPMENT LIMITED

4 Scott Road, Hobsonville

Supplementary application information[1]

Advisory note:

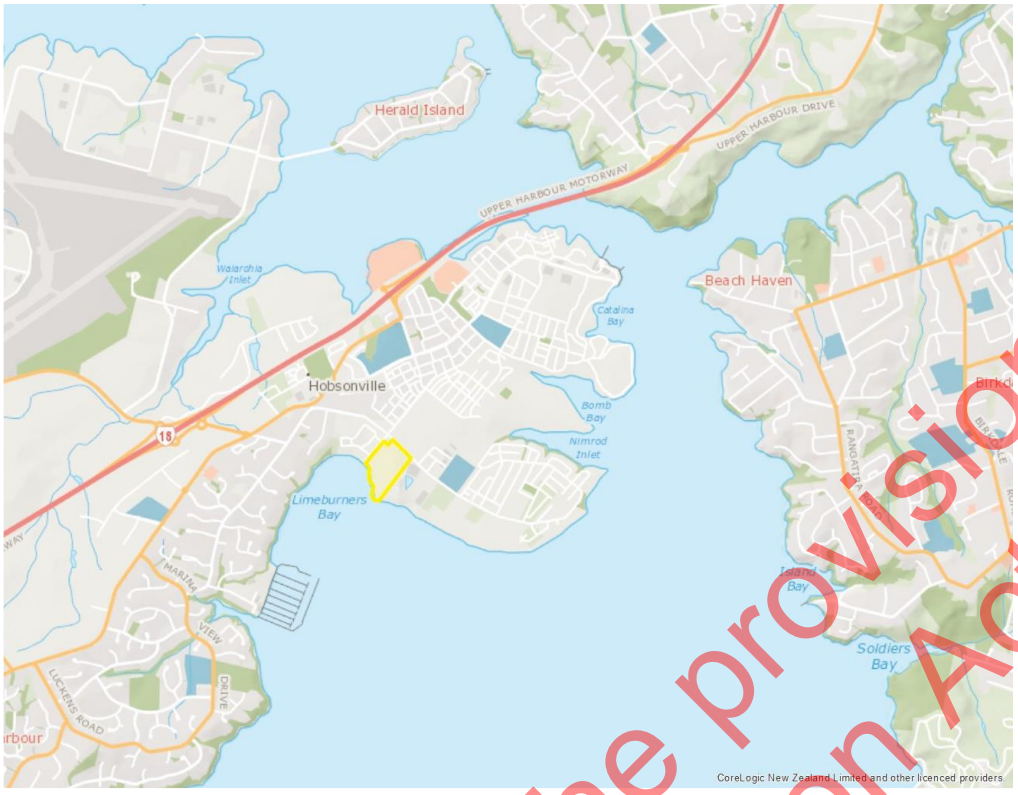
- The information contained in this document was prepared in conjunction with the application form submitted to the Ministry for the Environment using their online portal.
- The portal imposed text box character limits and did not allow the inclusion of images, and so not all of the prepared information was able to be submitted using the portal. The information contained in this document is supplementary information prepared as part of writing the application but which could not be uploaded through the portal.
- All images are supplementary information.
- Text **coloured green** is supplementary information.
- Text is **coloured black** is text that was submitted through the portal and is provided here for context.

Part II: Project location

Site address / location:

The proposal is located at 4 Scott Road, Hobsonville, Auckland 0618. The site plan and location plan are shown **below**.

[1] Originally submitted as an appendix to the application, provided as an extract on 14 May 2021



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:

[…]

This confirms that Aedifice Development Limited ("ADL") has sufficient legal interest in the land to be able to implement the proposed development. For comparison:

- The Resource Management Act 1991 does not require that an applicant be the owner; and
- The definition of owner under the Building Act 2004 includes a person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, and who is bound by the agreement because the agreement is still in force. CPM 2019 Ltd has an interest in land sufficient to be considered the owner under the Building Act 2004.

ADL is a site-specific development entity, which is owned by Aedifica NZ Limited (33.3%), Sirius Limited (33.3%) and Vinegar Lane Corporate Trustee Limited (33.3%), with directors Francois Gilbert Beziac and Kieran Edward Doe.

Mr Beziac and Mr Doe are also owners and directors of another related company CPM 2019 Limited, related to NFK & Co which has had its project at 460 – 478 West Coast Road & 317 to 345 Glengarry Road (scheduled as the "Nola Estate Project") referred to an expert consenting panel. NFK & Co has worked with Kiwibuild on three other projects (460–478 West Coast Road, Glen Eden, Auckland; 105 Waimumu Road, Massey, Auckland; and 119 Bruce McLaren Road, Henderson, Auckland).

ADL's accountant has prepared corporate structure diagrams of ADL, Bruce McLaren Road Limited and Waimumu Road Limited showing Mr Beziac's and Mr Doe's common interests in those companies attached as **Appendix 03, 04 and 05 pages 027 – 031**. ADL anticipates that this may be of interest to MfE in order to prove Mr Beziac's and Mr Doe's track record in three other successful Kiwibuild projects.

An indication of the work previously completed by Mr Beziac and Mr Doe may be found at the Aedifice Property website (www.aedifice.co.nz/) and the NFK website (www.nfk.co.nz).

Part III: Project details

Project description

[…]

An esplanade reserve along the coast (20m, shown in dark green on Rev A below) along with an additional 6,000+m2 of reserve land (shown in light green on Rev A, below) is proposed to be vested in the Council subject to their acceptance.

[…]

Rev A is shown below (dated 06.04.2021).

[…]

Consents / approvals required

[…]

Inserted new activities (in the relevant rule/regulation column):

E6.4.1((A3)**

E30.4.1(A6)*

D17.4.1(A9)***

Clause 9(3)*

* Subject to assessment after completion of a Detailed Site Investigation for soil contamination.

** This consent might not be needed, depending on the final wastewater solution for the site. This would only be for emergency discharges and the wastewater pumpstation would be designed in accordance with modern engineering good practice (wastewater storage and emergency power) to reduce the likelihood and magnitude of any discharge as low as possible). Even if the existing pumpstation was upgraded, the same risk of discharge would arise and any discharge which occurred would occur in substantially the same location.

*** Recreation, stabilisation and other works in the foreshore are proposed to be designed in conjunction with iwi and Auckland Council and will be subject to a specific application for an authority under the Heritage New Zealand Pouhere Taonga Act 2014. It is proposed that this work be bonded for under the RMA if the final design has not obtained necessary approvals. This will allow the development to proceed in advance of potential delays under the Heritage New Zealand Pouhere Taonga Act 2014 for work within the heritage overlay.

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

[…]

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:

Clark Pottery and Brickworks/Robert Holland Pottery and Brickworks R11_1508

Residence 139, workers cottage

[…]

An initial assessment of heritage effects of the proposal is set out in the Heritage Memorandum by Archifact enclosed as **Appendix 15 page 152**.

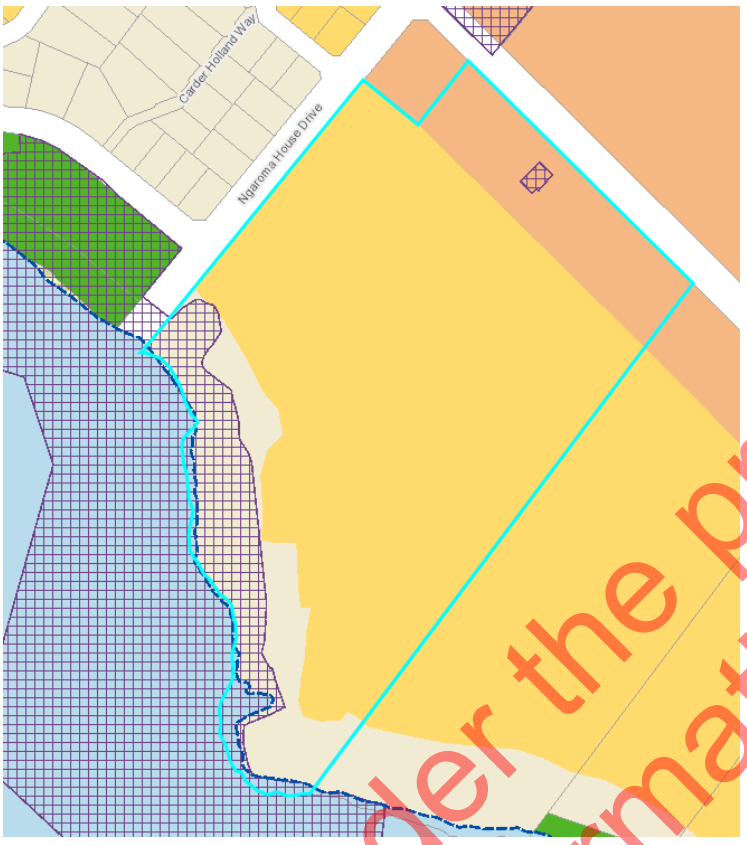
Clark Pottery and Brickworks/Robert Holland Pottery and brickworks R11_1508

The Clark Pottery and Brickworks are located at the southern end of the site, abutting the Limeburner's Bay coastline.

Currently there are remnants of bricks and pottery from the historic kilns visible throughout the coastal edge of the site which directly reflects the historic activities that have occurred in the site and the wider Hobsonville area. To protect these remnants, the development proposes to avoid works within the Clark Pottery and Brickworks/Robert Holland Pottery and Brickworks R11_1508 overlay except to the extent that Auckland Council supports work to protect and develop the esplanade reserve and coastal area (and a heritage authority has been obtained). This also provides opportunity to form a link to Limeburners Bay reserve.

[…]

As may be seen in the map below the extent of place (purple area) of the historical heritage will generally not be part of the area subject to the proposal in that, as noted above (note *** under the table of consents needed), it is proposed to limit the amount of works in this area and bond for it subject to obtaining necessary authorities under the Heritage New Zealand Pouhere Taonga Act 2014:



A full assessment of archaeological effects of the current proposal in the form of a Memorandum has been undertaken by Clough and is included in **Appendix 16A page 157**. Note the full nature and extent of works required in the esplanade reserve is not known.

The report concludes that overall the effects of the proposed development on archaeological values are likely to be minor and can be minimised and appropriately mitigated as recommended in points 2-4 above. For completeness the archaeological report has not commented on the potential need for erosion protection / stabilisation works as this is a matter which is being dealt with first through engagement with Auckland Council (as future owner), iwi (as stakeholder). Once the scope and location of works is known, further archaeological reports will be procured.

The Clough report considers that:

1. The proposed housing development has been designed to avoid encroaching into the scheduled extent of place of the historic brickworks site R11/1508. It also avoids the archaeologically sensitive southern headland where midden site R11/484, heritage trees and likely remains of the first Clark homestead are located.

2. The potential for exposing unidentified subsurface archaeological remains in the housing zone is low, with the exception of pre-1900 field drainage known to have been installed across the site. Such remains would subject to the Accidental Discovery Rule in the AUP (E12.6.1), unless superceded by an Authority from HNZPT. The drains would be of limited archaeological value and effects could be appropriately mitigated through recording and sample recovery under Authority from HNZHPT.

3. Amenity works such as boardwalks and planting within site R11/1508 in the proposed reserve have some potential to impact on archaeological remains relating to

the brickworks. However, the adverse effects are likely to be minor. This is because while site R11/1508 is of considerable archaeological/historic heritage value, the most significant elements are located in the adjacent Limeburners Bay Reserve (Clark and Holland brickworks) and in the Wisely Esplanade (Carder brickworks). Both reserves include remnant kilns, chimney stacks and machinery. The remains within the property at 4 Scott Road consist of informal reclamation works containing ceramic waste and overburden from the adjacent works and areas of former clay quarrying, which have much more limited archaeological and historic heritage value. It is possible that evidence of R.O. Clark's earliest efforts to manufacture field tiles and of activities associated with the adjacent brickworks may be present subsurface in the western corner of the property, but this has not been confirmed. It is also possible that any remains of early activities have been removed by clay quarrying and levelling. Any adverse effects can be appropriately mitigated through archaeological investigation and recording under an Authority from HNZPT, opportunities for interpretation signage and any additional measures suggested by Council.

4. Amenity works such as boardwalks and picnic areas within the southern headland where midden site R11/484 is located have the potential to impact on subsurface archaeological remains relating to Maori settlement and the first Clark homestead. Consultation with Mana Whenua regarding the proposals in this area should be undertaken, and further archaeological testing to ensure that any works in this area avoid or minimize impacts on subsurface remains is recommended. Any unavoidable effects can be mitigated through archaeological investigation and recording under an Authority from HNZPT (for which consultation with Mana Whenua will be a requirement), opportunities for interpretation signage if considered appropriate by Mana Whenua and any additional measures suggested by Council.

An archaeological authority will be lodged shortly for the bulk earthworks component of the development (identified in (2) above).

The works will be subject to consent conditions requiring works to cease (i.e. identification and protection protocols) should any items of cultural or heritage significance be discovered, with notification to Heritage New Zealand and iwi made to enable appropriate actions prior to re-commencing works.

Avoiding essential work within the AUP Heritage Area Overlay has been achieved by setting the development back a considerable distance from the 20m wide esplanade reserve to be vested (dark green area on Rev A above, at page 6) and vesting an approximately 6,000m2+ of additional coastal frontage land (light green area on Rev A above, at page 6).

There are three aspects of the proposal which may require work within the Heritage Area Overlay. These are:

(a) Coastal protection / stabilisation work;

(b) Recreational infrastructure to provide community access to the CMA enjoyment; and

(c) Wastewater pipeline for emergency overflows from the new wastewater pumpstation.

Coastal protection and recreational infrastructure

Initial geotechnical investigatory work has identified that the key geotechnical constraints relative to future residential development of the site include slope instability, elevated groundwater levels and overland flow, coastal regression, expansive soils, liquefiable soils and weak and compressible soils (**Appendix 28 page 353**).

ENGEO have provided a supplementary memorandum which advises whether there are engineering design options which would allow ADL to establish stable flood-free building platforms across the site without undertaking work within the heritage area overlay (included in **Appendix 16B page 201**).

The memorandum concludes that ENGEO are confident that there is a solution to improve the global stability of the land identified for development without works

occurring in the heritage overlay area, and that the refinement of a suitable solution will be determined from the more detailed geotechnical investigation they are about to commence.

It is therefore anticipated that stabilisation of the site and subsequent construction of the dwellings can occur without works occurring in the heritage area overlay and therefore without the need for a HNZPT authority.

ADL believes that it can control the risk of delays associated with consulting with stakeholders including Auckland Council and Iwi regarding the coastal protection / stabilisation works as well as works required for recreational infrastructure within the esplanade reserve through a bond under s 108(2)(b) of the Resource Management Act 1991. Over the next few months ADL will continue to work with stakeholders to confirm the desired work and calculate the cost of undertaking it, which can then be bonded for. In the event that the authorisation process through the HNZPT Act prevents any of the work being undertaken or redesigned, the scope of work can be reduced or changed within the bonded amount.

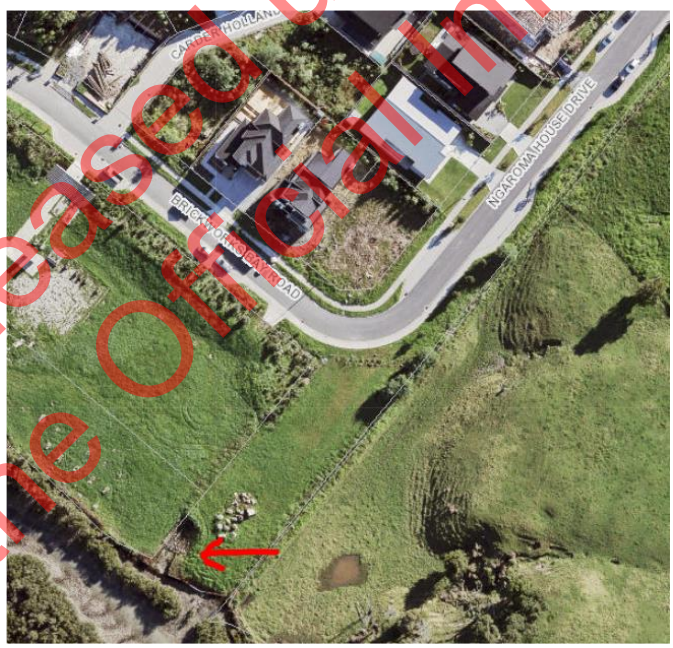
Wastewater infrastructure

Consent is required under Rule E6.4.1((A3) of the AUP for the emergency discharge of untreated wastewater overflows onto or into land and/or into water. The proposed discharge location is to a stormwater manhole which then will flow through to the current stormwater pipe at the end of Ngaroma House Drive.

The preferred solution is to connect the wastewater overflow pipe into the stormwater pipe to avoid any earthworks in the AUP Heritage Area Overlay and any need for an application for an authority under the HNZPT Act.

That said, if Watercare require their own pipeline, then the pipeline can be installed as close as possible to the existing (relatively new) stormwater outfall which would:

- Minimise the amount of work within the Heritage Area Overlay as the existing erosion protection structure could be used and so the likely extent of new work would be the installation of approximately 225mm diameter pipe, across about 15m or less of land within the AUP Heritage Area Overlay; and
- Minimise the extent of new earthworks within the AUP Heritage Area Overlay as most of the earth which would be disturbed would probably have been disturbed as a result of the installation of the stormwater pipeline.



Existing stormwater pipe discharge in Ngaroma House Drive

Proposed location of potential wastewater overflow pipe

Natural Heritage - Notable Tree

Four notable trees are present on the site. A report by an arborist, Tree Management Solutions, has included in **Appendix 17 page 205** setting out ADL will comply with constraints imposed by the AUP on development surrounding the trees. Specifically:

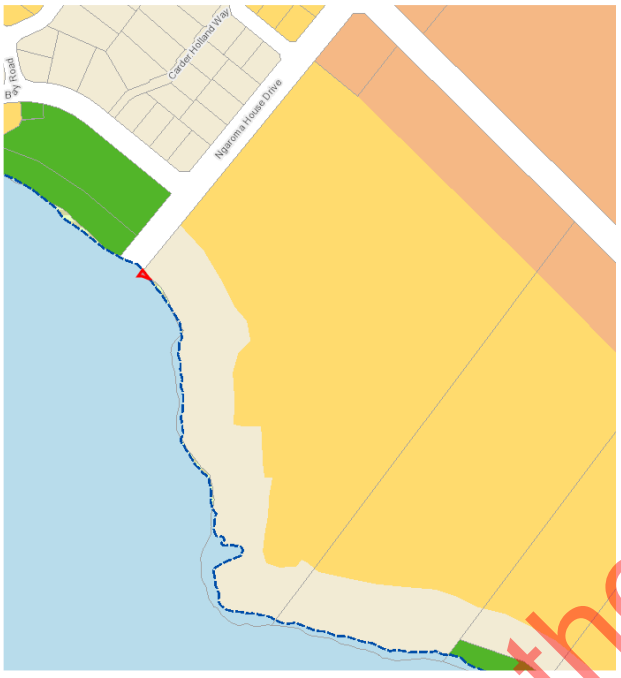
- Any ground disturbance occurring no closer than at least 14m from the trunk of one of the trees and furthermore, no ground disturbance occurring to the south/south west of this exclusion line i.e. the spur of land on which the trees stand will remain materially unchanged.

[…]

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

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

See below a map of the Site, with the Coastal Marine Zone indicated in red.



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:

National Policy Statement of Urban Development (NPSUD)

The NPSUD was gazetted on 23 July 2020 and is effective from 20 August 2020. It replaces the National Policy Statement on Urban Capacity 2016. The NPSUD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991 and seeks the provision of sufficient development capacity to meet the different needs of people and communities.

[…]

The summary structure and timeframes of the NPSUD are:

- Objectives and policies take **immediate effect**;
- Plan changes implementing intensification policies must be notified within two years for Tier 1 and 2 Councils, although Housing and Business Assessments (HBAs) on capacity, and Future Development Strategies (FDSs) to inform plan changes, are required to be completed in time to inform 2024 long term plans;
- Plan changes are to follow as soon as monitoring of development supply against demand is completed (being annually), with plan changes to supply additional capacity where needed to be provided within 12 months of the relevant monitoring report. This means new rules in Council plans addressing additional supply are in the order of six years away;
- Planning is required to be **responsive to proposals addressing development capacity**, including unanticipated or out of sequence development; and
- Councils are required to prepare a Future Development Strategy (FDS) every six years and update them every three years and provide an implementation plan for their FDS.

[…]

Assessment

The proposal of 426 lots will provide a significant increase in development capacity for residential dwellings by a further 425 dwellings over the site area (noting there is one home currently on the site to be replaced and one heritage house which is not being modified).

[…]

National Environmental Standards for Freshwater 2020

Assessment

[…]

ADL relies on the Ecological Assessment Memorandum by Bioresearches enclosed as **Appendix 24 page 260.** Excerpts are provided.

"One stream and one natural wetland was identified within the Site. The stream originates as "an intermittent stream within the southern corner of the Site and transitions into a natural wetland with a permanent stream channel. The wetland and stream were considered of moderate-high ecological value due to their context on a national scale and their role in the localised ecotone."

"Earthworks are proposed within 100m of the natural wetland, however the proposed earthworks and development are to be designed and/or mitigated to ensure there is no partial drainage of the natural wetland. Vegetation removal may occur within 10m of the wetland, stream and saltmarshes, however this will be for the purpose of restoration and will target exotic and pest plant species. No building infringements within the riparian yards are proposed."

This may be seen in the map below.

[…]

Regarding the hydrology of the on-site wetland, ADL has engaged Luiz Lobo Coutinho who is a Senior Environmental Engineer, Hydrogeologist and GIS Specialist at Babbage Consultants to assist with designing the development to ensure that it achieves the requirements of the NES. Mr Coutinho is currently preparing detailed design reports, which will be provided once they have been finalised.

He has a BE (Environmental) by the Pontificia Universidade Catolica do Rio de Janeiro (PUC-Rio, Brazil, 2007) and a MSc in Hydrogeology, Engineering Geology and

Environmental Management by the Technische Universität Darmstadt (TU Darmstard, Germany, 2012). These qualifications have been reviewed by Engineering New Zealand and the New Zealand Qualifications Authority (NZQA) and accepted as a Washington Accord equivalent.

Mr Coutinho has over 10 years' experience in Environmental Engineering and Hydrogeology, including the last six years at Babbage Consultants and worked as a consultant for both the private and public sectors (in Rio de Janeiro from 2008 to 2009 and from 2014 to 2015, in Saudi Arabia from 2013 to 2014), as a researcher (at PUC-Rio in 2007 and in TU-Darmstadt from 2009 to 2011), and as a volunteer in environmental education and development (at the Amazonia State in Brazil from 2006 to 2007). His specialties include assessing impacts of proposed and existing activities in surface and groundwater, such as water and groundwater takes and discharges.

Examples of his experience relevant to this project are:

• Catchment analysis in the Manawatu-Wanganui Region, assessing the risks of a stream to go below its minimum annual low flow ("MALF") in the next 50 years from the assessment date. This included the use of GIS databases of topography and land use for the catchment analysis, and predictions of climate change effects on precipitation to estimate changes in stream flow.

• Watercourse assessment in the Auckland Region, participating in field work and the assessment of ecology and infrastructure.

• Concept and preliminary design of a constructed wetland for treatment and discharge of treated wastewater into surface water near Otorohanga.

• Numerous groundwater surveys for assessing groundwater contours, flows and seasonal variations.

• Design, supervision of the installation, and testing for numerous groundwater takes across New Zealand. This includes using GIS coupled with pump tests, sampling, modelling, and monitoring to assess the impacts of groundwater takes on neighbouring bores and streams.

Mr Coutinho has verbally indicated that he is confident that there are available engineering designs and techniques to minimise the effect on the wetland and meet the requirements of the NES.

Proposed wetland utility structure (boardwalk) assessment

Clause 42: Construction of wetland utility structures (Restricted Discretionary activities

Clause	Assessment
(4) The conditions are that—	
(a) the activity must be undertaken only for as long as necessary to achieve its purpose; and	Duration of works can be minimised in accordance with conditions of consent.
(b) before the activity starts, a record must be made (for example, by taking photographs) of the original condition of the natural wetland's bed profile and hydrological regime that is sufficiently detailed to enable compliance with paragraph (c) to be verified; and	Hydrological report being prepared.
(c) the bed profile and hydrological regime of the natural wetland must be	The works involved is a boardwalk, no change to the flows or the level of the

returned to their original condition no later than 30 days after the start of the activity.	bed of the watercourse is proposed as a result of the boardwalk works.

Proposed wetland utility structure (boardwalk) assessment

Clause 56 Restricted discretionary activities: matters to which discretion is restricted

Clause	Assessment
The discretion of a consent authority is restricted to the following matters if an activity is a restricted discretionary activity under this subpart:	
(a) the extent to which the nature, scale, timing, intensity, and location of the activity may have adverse effects on	The scale of the works is relatively minor, it is a single boardwalk.
(i)the existing and potential values of the natural wetland, its catchment, and the coastal environment	The values of the wetland are addressed in the ecological report. The salt marshes were considered of high ecological value, due to their local rarity and role as an ecotone. See Appendix 24
(ii)the extent of the natural wetland	The extent of the wetland has been mapped. See Appendix 24
(iii) the seasonal and annual hydrological regime of the natural wetland	A hydrological assessment has been sought.
(iv) the passage of fish in the natural wetland or another water body	The boardwalk will be designed to avoid impeding fish passage. Indeed, that is why a boardwalk is used as opposed to other forms of walkway.
(b) whether there are practicable alternatives to undertaking the activity that would avoid those adverse effects	The boardwalk is needed to provide access along the esplanade reserve. It can be relocated further away from the CMA if needed or if there is major concern it can be removed. Current consultation with iwi has been supportive of the design.
(c) the extent to which those adverse effects will be managed to avoid the loss of the extent of the natural wetland and its values:	The wetland is proposed to be enhanced by removing weeds and replanting with appropriate species as per the landscape report. This weed removal and planting is permitted by clause 38 of the NES.
(d) other measures to minimise or remedy those adverse effects:	Additional good practice measures will be proposed through relevant management plans and conditions of consent.

(e) how any of those adverse effects that are more than minor may be offset or compensated for if they cannot be avoided, minimised, or remedied:	If there is major concern it can be removed. Current consultation with iwi has been supportive of the design.

Proposed wetland utility structure (boardwalk) assessment

(f) the risk of flooding upstream or downstream of the natural wetland, and the measures to avoid, minimise, or remedy that risk:	The boardwalk will be designed to avoid having a flooding impact.
(g) the social, economic, environmental, and cultural benefits (if any) that are likely to result from the proposed activity (including the extent to which the activity may protect, maintain, or enhance ecosystems).	The board walk and associated restoration of the wetland will have positive ecological effect. The main benefit is for community access along the CMA, which is consistent with section 6(d) of the RMA.

New Zealand Coastal Policy Statement 2010 (NZCPS)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the Resource Management Act in relation to the coastal environment of New Zealand.

Assessment

The purpose of the NZCPS is to set out a high-level policy framework that achieve the purpose of the RMA in relation to New Zealand's coastal environment. The formulation of policy documents such as regional policy statements and coastal provisions must give effect to the NZCPS provisions.

While the proposal seeks no works within the Coastal Marine Area (CMA), the NZCPS is still relevant to this application because the southern edge of the site is part of the inner Waitemata Harbour coastal environment and more generally because the CMA is the receiving environment for discharges from the site. The policies which are of most relevance to the proposal are:

- Policy 6: Activities in the coastal environment
- Policy 13: Preservation of natural character

From a high level, both policy 6 and 13 are directly relevant to the proposal, as stormwater is proposed to be discharged to sub catchments draining to several discreet coastal outlets however overall, the natural character of the coastline will be generally preserved with the esplanade reserve to be vested to Council.

Overall proposed use of the CMA is consistent with the relevant policy framework.

Hauraki Gulf Marine Park Act 2000 (HGMPA)

When considering an application for resource consent within the Hauraki Gulf, its islands, and catchments, a consent authority must have regard to s7 and 8 of the HGMPA. These sections must be treated as a New Zealand coastal policy statement. Section 7 recognises the national significance of the Hauraki Gulf, its islands and catchments, while s8 outlines the objectives of the management of the Hauraki Gulf, and its islands.

It is considered that the proposal will not be contrary to the HGMPA because potential effects on the quality and quantity of water discharged to the receiving environment will be adequately mitigated to ensure that the qualities of the Hauraki Gulf marine area are maintained.

[…]

National Environmental Standard for Air Quality 2004

Assessment

The Air Quality NES are regulations made under the Resource Management Act 1991. They aim to set a guaranteed minimum level of health protection for all New Zealanders.

This includes provisions controlling the effects of air discharges from certain activities, e.g. prohibition on discharges from burning of certain materials (e.g. tyres, bitumen etc.). It also addresses effects of discharges in the ambient air quality of certain environments – including carbon monoxide from vehicles.

While the proposed development will result in additional traffic movements, it is unlikely that these would exceed the levels specified in the Air Quality NES.

Other potential air discharges may relate to the use of wood-burners from dwellings once constructed. These are required to be designed in order to control emissions within the Design Standard specified in Clause 23.

The proposal will not likely result in discharges exceeding specifies standards in the Air Quality NES.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

Assessment

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.

A combined Preliminary and Detailed Site Investigation is included at **Appendix 25 page 268.**

The PSI component of this investigation identified three potential site activities included on the HAIL. Further, there is a presence of elevated concentration of heavy metals (arsenic and lead) and asbestos above the adopted standard residential human health criteria so remediation of soils is required for the site to be suitable for future single-family residential land use. Some or all of these areas of site may not require remediation should future development comprise high-density residential land use.

Depending on the future land use, redevelopment works may be considered a controlled activity under Regulation 9 of the NES (high-density residential) or a restricted discretionary activity under Regulation 10 of the NES (single-family residential land use).

In more detail, the soil analysis demonstrated the following:

- The Shed with earthen floor: The concentration of arsenic in a sample collected inside the shed exceeds the standard residential human health criterion, however, is below the high-density residential human health criterion.
- Soil in "halo" of northern dwelling: The concentration of lead in two of the five samples collected around the northern dwelling exceed the standard residential human health criterion. One of these samples also exceeds the high-density residential human health criterion, and contains a concentration of asbestos that exceeds the "all site uses" criterion for fibrous asbestos / asbestos fines (FA / AF). The concentration of lead in one of the five samples collected around the northern dwelling exceeds the environmental discharge criterion.
- Paddock to the north of the southern dwelling: The concentration of arsenic in one composite sample exceeds the adjusted standard residential human health criterion, however is below the adjusted high-density residential human health criterion.

- General site conditions: Elevated heavy metal concentrations (arsenic and lead), and the presence of PAHs and asbestos indicate that contaminant concentrations in portions of the site exceed the regional background criteria. The affected areas identified are associated with fill material along the coastal margin, and shallow soil in the vicinity of the northern dwelling, sheds and in the northeast portion of the site.

Part IX: Purpose of the Act

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

[…]

This proposal would create a considerable number of jobs within the construction industry, with an estimated 1135 Full Time Equivalent jobs created on an annualised basis (i.e. if construction takes three years then 380 Full Time Equivalent Jobs would be created in each year.

[…]

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

[…]

The mix of KiwiBuild and private market dwellings, together with the range of 2 - 3 bedroom dwellings and the walk up apartments reduces the social pressures caused by inadequate housing supply and quality.

[…]