



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: Mātai Moana Te Taumata o Te Motu Kairangi
Application number: PJ-0000847
Date received: 22/12/2022

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: Taranaki Whānui Limited (TWL)

Contact person: Kara Puketapu-Dentice

Job title: Chairperson, Taranaki Whānui ki te Upoko – Port Nicholson Block Settlement Trust

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Address for service (if different from above)

Organisation: Incite

Contact person: Hannah McCashin

Job title: Senior Resource Management Consultant

Phone: s 9(2)(a)

Email: s 9(2)(a)

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

Postal address:

PO Box 2058

Wellington 6140

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.

The Site comprises the land located at 6, 7 and 20 Main Road and 209-234 Nevay Road, Miramar, Wellington, and the land known as the East Prison site and the West Prison site, otherwise known as the former Mt Crawford Prison site.

Legal description(s):

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

PtSec 3 Watts Peninsula DIST, PtLot 4 Block XII DP 858, Sec1 SO24508 & PartLot 1 DP 4741, Sec 1, 3 SO477035, Sec 4,6-7 SO 477035, Sec1 SO 581456, Sec2 SO581456, Sec100 SO528811, Lot 7 DP515825, Pt Sec20 Watts Peninsula DIST

Registered legal land owner(s):

Her Majesty the Queen

Shelly Bay Taikuru 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 Taranaki Whānui ki Te Upoko o Te Ika Settlement is the final settlement of all Taranaki Whānui ki Te Upoko o Te Ika historical claims resulting from acts or omissions by the Crown prior to 21 September 1992. Under the settlement,

Taranaki Whānui will have, for a period of 100 years, a right of first refusal to purchase certain land owned by the Crown and certain Crown entities and State-owned enterprises when such land becomes surplus. The Site is identified as an RFR property in the settlement.

The Ministry of Housing and Urban Development (HUD)'s Land for Housing (LfH) programme and Taranaki Whānui ki te Upoko o te Ika through the Port Nicholson Block Settlement Trust (PNBST) have been working together since 2018 on the potential residential development of the Site.

As set out in the email from Matt Fraser, Head of Land Acquisition and Development, HUD (**Appendix 15**), *The land is identified in the PNSBT Treaty settlement with the Crown as right for first refusal (RFR) land and, should it be acquired by HUD, it will be on-sold to PNSBT to lead its development for housing. PNSBT, through its wholly owned subsidiary Taranaki Whānui Ltd, and HUD have a Memorandum of Understanding to this effect. [RFR Certificate 8302482.1 This certificate notes that the Site is RFR land as defined in section 92 of the Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Claims Settlement Act 2009 (PNBST Act), and is subject to subpart 2 of Part 3 of the Act which restricts disposal of RFR Land except in accordance with the PNB Act].*

We understand that Taranaki Whānui Ltd has applied for a resource consent under the Covid-19 Recovery (Fast-track) Consenting Act 2020. We can confirm that, as far as we are aware, the applicant is the appropriate party to be applying for resource consents for the land, and the application is supported by HUD.

Part III: Project details

Description

Project name: Mātai Moana Te Taumata o Te Motu Kāirangi

Project summary:

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

Mātai Moana will deliver 650 – 700 new homes in Wellington's newest Kainga, to be underpinned by kaupapa Māori Papakāinga housing principles. The comprehensive development includes a range of housing typologies, commercial and community-related activities. It incorporates a cable car connecting to Shelly Bay and provides a significant open space and street network. Mātai Moana will be held in a perpetual leasehold model – retaining the whenua in the ownership of Taranaki Whānui in perpetuity.

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.

Please see the attached application document for full details due to online form limitations.

Project vision

The development of Mātai Moana will deliver between 650 – 700 new homes in what will become Wellington's newest Kainga – a Kainga that will be underpinned by kaupapa Māori Papakāinga housing principles that define how as a community we will interact with:

1. Our whenua – connect, revitalise, grow, teach, learn, sustain, utilise and acknowledge.
2. Our moana – vitality, nurture, spiritual, peace, pure, respect.
3. Our awa – tranquil, serene, joy, signs, sacred, power.
4. Our uri – empower, unity, lwi, Hapū, Whanau, marae, aroha, respect.

Mātai Moana will embody manaakitanga, providing opportunities for all community, by doing what is best and helping all through a total population-based community response, to not only housing but, all of the community amenity that will be created in this exemplar community.

Project description

A referral is requested from the Minister for the Environment to utilise the fast-track consent process to obtain the necessary resource consents for the Mātai Moana Kainga/ Papakainga development at the former Mount Crawford prison site in Maupuia, Wellington.

In summary, Mātai Moana will comprise:

1. Approximately 650-700 homes including multi-storey apartments, town houses and detached houses to be contained on perpetual leasehold sites (with the whenua to be retained in the ownership of Taranaki Whānui).
2. A commercial precinct which will be home to amenities such as a café, early learning centre, superette and a cultural/community centre.
3. A cable car extending from the Shelly Bay development to the Site.
4. Creation of both public and private open space areas including large public reserve areas.
5. Infrastructure to service the village, including roads, parking, and three waters infrastructure.
6. Planting to enhance and extend the surrounding ecological areas

Further general details of the proposal are outlined below, with more specific detail provided in the accompanying technical reports.

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

Under **Section 20(3)(c)** an application must outline the anticipated commencement and completion dates for construction activities, and under **Section 20(3)(d)** an application must include a statement of whether the project is planned to proceed in stages and, if so, an outline of the nature and timing of the staging.

Subject to consents being granted in a timely manner and uptake assumptions being in alignment with market and housing needs data, the development will commence on site in mid-2024 with the completion of the development in the first quarter of 2034. This assumes the development will be delivered in twelve stages as shown on Figure Three, below, which is an excerpt from the Master Plan in **Appendix Two**. Some of the stages might proceed in parallel, for example, stages 4-6 could occur together, at the same or a similar time as Stage 8-10.

For reference, a draft development programme is attached within the *Business Case and Capability Statement* in **Appendix Three**.

Consents / approvals required

Relevant local authorities: Greater Wellington Regional Council, Wellington City 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
Part Section 3 Watts Peninsula District (Part Lot 1 DP 4741), Part Lot 4 Block XII DP 858, Section 1 SO 24508 & Part Lot 1 DP 4741,	WCC ODP	Open Space B	Māori Precinct - Matakai-kai-poinga Landscape Feature Precinct Ridgelines and Hilltops	Designation K1 - Minister of Corrections, Justice, Wellington Prison

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Sections 1, 3 SO 477035, Sections 4, 6-7 SO 477035, Section 1 SO 581456, Section 2 SO 581456, Section 100 SO 528811				
Lot 7 DP 515825	WCC ODP	Business 1 Zone	<ul style="list-style-type: none"> Māori Precinct - Matakai-kai-poinga Landscape Feature Precinct 	N/A
Part Section 3 Watts Peninsula District (Part Lot 1 DP 4741), Part Lot 4 Block XII DP 858, Section 1 SO 24508 & Part Lot 1 DP 4741, Sections 1, 3 SO 477035, Sections 4, 6-7 SO 477035, Section 1 SO 581456, Section 2 SO 581456, Section 100 SO 528811	WCC PDP	Natural Open Space	<p>Sites of significance to Māori – Mataka-kai-poinga landscape Takiwā (Category B)</p> <p>Ridgelines and Hilltops – Mt Crawford / Point Halswell</p> <p>Coastal Environment – High Coastal Natural Character Area: Miramar Peninsula</p> <p>Special Amenity Landscape</p> <p>Significant Natural Area – Maupuia Reserve Coastal Forest (WC166)</p> <p>General District-wide Matters overlay – Coastal Environment</p> <p>Flood Hazard Overlay – Inundation</p> <p>Flood Hazard Overlay – Overland Flowpath</p> <p>Flood Hazard Overlay – Stream Corridor</p>	Designation MCOR1– Minister of Corrections, Wellington prison, Mt Crawford

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
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WCC ODP	17.3.2	Recreation and other activities in Open Space B not being permitted activities.	Discretionary Activity	Open Space B Zone
WCC ODP	17.2.4	Modification, damage, removal or destruction of indigenous vegetation not being a Permitted Activity	Restricted Discretionary Activity	Open Space B Zone
WCC ODP	17.3.2	Buildings and structures in Open Space B and Open Space C not being Permitted Activities	Discretionary Activity	Open Space B Zone
WCC ODP	17.3.4	Any subdivision	Discretionary Activity	Open Space B Zone
WCC ODP	30.0	Earthworks	Discretionary Activity	All zones
WCC PDP	NOSZ-R14(2) (currently no legal weight)	Construction, alteration of and addition to buildings and structures not complying with the applicable standards	Discretionary Activity	Natural Open Space Zone
WCC PDP	SASM-R3	New buildings or structures within a site or area of significance to Maori in Category A or B not complying with standard (that the building be a marae).	Restricted Discretionary	Sites and Areas of Significance to Maori
WCC PDP	ECO-R2(2)	Removal of non-indigenous vegetation within a significant natural area not complying with permitted activity standards.	Restricted Discretionary	Significant Natural Areas
WCC PDP	NFL-R2 (no legal weight)	Any activity within the ridgelines and hilltops not otherwise listed as permitted, restricted discretionary or non-complying	Restricted Discretionary	Ridgelines and Hilltops
WCC PDP	NFL-R3 (no legal weight)	Any activity within the special amenity landscapes not otherwise listed as permitted, restricted discretionary or non-complying.	Restricted Discretionary	Special Amenity Landscapes
WCC PDP	NFL-R10 (no legal weight)	The construction of, alteration of and addition to, buildings and structures within the ridgelines and	Restricted Discretionary	Ridgelines and Hilltops

		hilltops where compliance with the standards cannot be achieved.		
WCC PDP	NFL-R11 (no legal weight)	The construction of, alteration of and addition to, buildings and structures within the special amenity landscapes where compliance with the standards cannot be achieved.	Restricted Discretionary	Special Amenity Landscapes
PROPOSED NATURAL RESOURCES PLAN (APPEALS VERSION)	R101	<p>Under Rule R99 of the PNRP-AV, the use of land, and the associated discharge of sediment-laden runoff stormwater into water, or onto or into land where it may enter water, from earthworks of up to a total contiguous area up to of 3,000m² per property per 12-month period is a Permitted Activity, provided that conditions are met.</p> <p>The proposal will exceed 3,000m² in area per 12-month period. Therefore, the earthworks and associated discharges of sediment laden stormwater to land where it may enter water requires consent for a Discretionary Activity under Rule R101.</p> <p>For completeness and while not applicable, the project engineer has confirmed that the proposed earthworks will comply with the conditions of Rule R99.</p>	Discretionary Activity	
PROPOSED NATURAL RESOURCES PLAN (APPEALS VERSION)	R100	Vegetation clearance rules in the PNRP-AV apply to erosion prone land (being land with a pre-existing slope that exceeds 20 degrees). Under Rule R100, vegetation clearance on erosion prone land	Discretionary Activity	

		<p>is a Permitted Activity provided that the conditions are met.</p> <p>As vegetation clearance will be undertaken within 5m of a stream, the proposal does not comply with clause (c) of Rule R100 of the PNRP-AV and Discretionary Activity resource consent is required under Rule R101. All other conditions of R100 will be complied with.</p>		
PROPOSED NATURAL RESOURCES PLAN (APPEALS VERSION)	R52A	<p>Under Rule R52A of the PNRP-AV, the discharge of stormwater from a new subdivision or development into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing local authority stormwater network, that is not permitted by Rule R48A.</p>	Restricted Discretionary Activity	
PROPOSED NATURAL RESOURCES PLAN (APPEALS VERSION)	R53	<p>Under Rule R53, the discharge of stormwater, including stormwater that may be contaminated by wastewater, into water or onto or into land where it may enter water, that is not permitted by Rules R48, R48A or R49, or controlled by Rule R50, or a restricted discretionary activity under Rules R51, R52 or R52A is a Discretionary Activity.</p>	Discretionary Activity	
REGIONAL FRESHWATER PLAN FOR THE WELLINGTON REGION	RULE 5	<p>The discharges originate from an area of bulk earthworks greater than 0.3ha and therefore do not comply with condition 3(a). Accordingly, Discretionary Activity resource consent is</p>	Discretionary Activity	

		required under Rule 5 – All Other Discharges.		
REGIONAL PLAN FOR DISCHARGES TO LAND	RULE 2	The discharge of sediment laden stormwater to land is not provided for as a permitted activity under the operative Regional Plan for Discharges to Land, and therefore requires consent for a Discretionary Activity under Rule 2.	Discretionary Activity	
NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER	Regulation 57	Reclamation of the bed of any river (possible culvert)	Discretionary Activity	
NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER	Regulation 71	The placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area	Discretionary Activity	

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.

No previous applications have been made for the same, or substantially the same, activity.

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

N/A

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:

The following authorisations will be sought:

1. The Applicant will obtain an Archaeological Authority from Heritage New Zealand Pouhere Taonga ahead of commencing works on the site.
2. A Wildlife Act Authority from Department of Conservation will be sought by the Applicant if, through further ecological assessment of the proposal (including a survey for native lizards), it is found that the Project will require activities to be undertaken within habitat that may support native lizards and where activities may result in a significant impact on a species or habitat.

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.

Under **Section 20(3)(c)** an application must outline the anticipated commencement and completion dates for construction activities, and under **Section 20(3)(d)** an application must include a statement of whether the project is planned to proceed in stages and, if so, an outline of the nature and timing of the staging.

Subject to consents being granted in a timely manner and uptake assumptions being in alignment with market and housing needs data, the development will commence on site in mid-2024 with the completion of the development in the first quarter of 2034. This assumes the development will be delivered in twelve stages as shown on Figure Three, below, which is an excerpt from the Master Plan in **Appendix Two**. Some of the stages might proceed in parallel, for example, stages 4-6 could occur together, at the same or a similar time as Stage 8-10.

For reference, a draft development programme is attached within the *Business Case and Capability Statement* in **Appendix Three**.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Taranaki Whanui have engaged with a number of Crown agencies on the proposal including:

1. LINZ – current landowner/ administrator on behalf of Crown.
2. MHUD – partner via land for housing programme.
3. HNZPT – regarding the re-use of part of Mt Crawford Prison.

All are supportive of Mana Whenua aspirations for the development of the site, all usual approvals will be sought as part of the development process.

Local authorities

Detail all consultation undertaken with relevant local authorities:

1.1.1 Wellington City Council

Taranaki Whanui have engaged with WCC on the development of Matai Moana since 2020.

Meetings have occurred through the initial due diligence process and more recently meetings on the referral application have been held with representatives from Council including with Mayor Tory Whanau and with relevant council officers.

A copy of the referral application will be supplied to the Council in parallel with the lodgement with the Ministry. Initial discussions have been had with GWRC, and they are awaiting the application for comment.

Other persons/parties

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

A working group was established as part of the co-design process, with representatives from Taranaki Whanui providing inputs into the development vision, design and placemaking/ place management strategies.

1. Len Hetit - Cultural design
2. Morrie Love - Cultural impact
3. Paroa Mepham - PNBST Governance
4. Charlie Rudd – Uri member
5. Further one on one engagement with selected Uri – Kaumatua and Kuia has also been undertaken.

A formal resolution to lodge the fast track referral application was passed by PNBST Trustees and this application is made on the basis of that approval.

TWL Directors, the development partner, have approved the lodgement also.

Detail all consultation undertaken with the above persons or parties:

As above.

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
No details	

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 details	

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.

Under **Section 20(3)(j)** of the Act, a referral application must include a list of any Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements. The Taranaki Whānui ki Te Upoko o Te Ika Settlement is the final settlement of all Taranaki Whānui ki Te Upoko o Te Ika historical claims resulting from acts or omissions by the Crown prior to 21 September 1992 and is made up of a package that includes:

- An agreed historical account and Crown acknowledgements, which form the basis for a Crown Apology to Taranaki Whānui ki Te Upoko o Te Ika, as well as a Statement of Forgiveness from Taranaki Whānui ki Te Upoko o Te Ika to the Crown;
- Cultural redress; and
- Financial and commercial redress.

Under the settlement, Taranaki Whānui will have, for a period of 100 years, a right of first refusal to purchase certain land owned by the Crown and certain Crown entities and State-owned enterprises when such land becomes surplus. The Site is identified as an RFR property in the settlement.

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.

N/A

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.

N/A

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.

Under **Section 20(3)(e)** of the Act, a referral application must include a description of the anticipated and known adverse effects of the project on the environment. The application provides a description of such effects, with a more detailed assessment of these effects to be undertaken in the fast-track application, should this referral application be approved.

A description of the following anticipated effects and how they are intended on being appropriately addressed is outlined in the following sections:

1. Effects on cultural and social values;
2. Economic effects;
3. Ecological effects;
4. Natural character, landscape and visual effects;
5. Earthworks and construction effects;
6. Access and traffic effects;
7. Subdivision and servicing effects;
8. Residential character and amenity; and
9. Historical and archaeological effects

Please see the attached application document for full details due to online form limitations.

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:

The application addresses the:

- National Policy Statement on Urban Development Capacity 2016
- NPS for Freshwater Management (2020)
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- National Policy Statement for Highly Productive Land

Please see the attached application document for full details due to online form limitations.

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:

The potential economic impacts of the proposal have been assessed by Property Economics and this has formed the *Economic Assessment* provided in **Appendix Seven**. As discussed previously within this application, it is identified that:

1. The total impact on business activity within Wellington as a result of the Mātai Moana development over an 11-year period is estimated to be in the order of \$600 million.
2. In terms of employment multipliers this would contribute over 6207 jobs during the peak construction year within Wellington, with a total number of FTE’s at nearly 4,470 over the development period.

Property Economics go on to conclude that:

Overall, the proposed project represents a significant opportunity for the Wellington economy to protect, sustain and grow jobs and income, provide additional job opportunities and income, while also providing additional competitive residential opportunities.

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

The Project will enable the development of up to 700 dwellings in an area facing a shortfall in affordable housing and development capacity. The Project provides for the development of housing to meet the identified shortfall by way of an expansion to an existing residential area while also seeking to support existing community activities occurring on the site and enable further commercial activities to support the village development.

The cultural wellbeing of Taranaki Whānui will be provided for through their vision of ensuring their members maintain their place within the rohe their tipuna occupied in 1840. Mātai Moana will allow Taranaki Whānui to maintain prominence, guardianship, culture and identity of the surrounding whenua, awa and moana. This is clearly reflected through the Development Principles, set out in the *Business Case* in **Appendix Three**:

- Our right to live and grow in place through rangatiratanga.
- Respect the significance of the site through kaitiakitanga.
- A Kainga/ Papakainga for all community through manaakitanga.
- Mixed/ blind tenure – more and better housing for our whanau and all community “Creating a housing future” through whanau and kotahitanga.
- An exemplar – a place that will not be like any other development (current) through Ahua.
- A range of housing types and options that are sustainable, provides for security of tenure - that will reduce the total cost of living for whanau through kotahitanga.
- A green community that protects and enhances what has gone before and what is to coe for the betterment and benefit of future generations through wairuatanga, taitai whakapapa and wairuatanga

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

The Project will progress faster than using the alternative RMA processes. Obtaining consent by way of either a stand-alone consent process (although that would ordinarily proceed by way of subdivision consents, in stages, with subsequent resource consents to follow), or to await the Wellington District Plan review and subsequent consents under the ‘standard’ RMA process would be expected to take 5 – 7 years, if not longer depending on notifications and appeals. House construction and subdivision would likely commence in 2029/2030, at the earliest.

Should the Project progress via the fast-track system, construction is expected to commence on site in mid-2024 and settlement on the first stage of housing is anticipated to occur in early 2027. It is expected that the project will be completed in the first quarter of 2034.

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:

As calculated within the *Economic Assessment* provided in **Appendix Seven**, the Project will contribute 620 FTEs during the peak development, with a total of just under 4,467 FTE years over the 11-year development period. Providing jobs will have significant flow-on economic benefits to the local community through the construction phase. This includes jobs in construction work as well as real estate operations.

Housing supply:

This has been discussed in detail in respect of the NPS-UD, with the development creating up to 700 new homes and increasing affordability through both the tenure model and through increased competition.

Contributing to well-functioning urban environments:

Again, this has been discussed in detail in respect of the NPS-UD. From a more general public benefit perspective, the Project contributes to well-functioning urban environments in the following ways:

1. The Project will achieve a positive interface with the existing and emerging (ie Shelly Bay) residential environments and maintain the amenity of surrounding open space sites.
2. The Project provides appropriate connectivity to adjacent urban areas and beyond via upgrades confined to existing road corridors, as well as providing upgraded infrastructure which has wider effects beyond the site.
3. The provision of housing capacity in close proximity to community infrastructure and employment opportunities contributes to the compact urban form of the city.
4. While the Site will be modified through earthworks and building construction, the proposal will result in a concentrated urban form surrounded by considerable areas of open space.

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

The Project will contribute to improving infrastructure and increasing infrastructure capacity which has benefits beyond just serving the Project.

Any site specific infrastructure upgrades will be funded by Taranaki Whānui Limited/The Wellington Company as a direct development cost.

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

Potential effects on freshwater relate to the control of stormwater and sediment from the Site during construction and post-completion, and management measures proving inadequate during high rainfall events. Given the low likelihood of such an occurrence, and subject to appropriate monitoring and maintenance, such effects will be low. Effects on aquatic fauna are likely to stem from discharge events, though unlikely. Appropriate site management techniques can sufficiently mitigate the risk of such events occurring and this will be detailed in an EMP that will be provided with the fast-track resource consent application.

An SMP will also be prepared in support of the application and will address potential effects on the site and outline the approach to stormwater management. The resource consent will proffer a consent condition that requires implementation of, and adherence to, the SMP.

Minimising waste:

This will be an eco-friendly development with waste minimisation aligning with Council's waste minimisation programmes as well as the wider Wellington Region Waste Management and Minimisation Plan.

The development will be accredited as a green communities project, ensuing community engagement and sustainability.

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):

If realised, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield (at Council's identified growth areas), by providing housing capacity in close proximity to community infrastructure and employment opportunities, and providing a cable car which will encourage alternative, low-emissions forms of transport.

Also, climate change effects such as an increase in extreme weather events including storms has been taken into account in the design of the development. The stormwater concept will be designed to the Council standards, taking into account an increase for climate change. Climate change will also be taken into account when sediment control devices and freeboard levels will be set at levels that are compliant with the NZ Building Code.

Promoting the protection of historic heritage:

A portion of the Mt Crawford Prison is to be retained, with the proposal having been presented to Heritage New Zealand Pouhere Taonga (HNZ) and further hui planned to occur in 2024.

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

All covered within the discussion above.

Other public benefit:

N/A

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

There is no potential for the Project to have significant adverse environmental effects as outlined within the accompanying assessments by protect team experts and as summarised in Section 3.4 of this application. Further, as detailed in the technical reports, potential adverse effects can be adequately avoided, remedied or mitigated to an acceptable level.

Part X: Climate change and natural hazards

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

Under **Section 20(3)(o)** of the Act, a referral application must include a description of whether and how the project would be affected by climate change and natural hazards.

The GWRC flood hazards GIS map indicates that the Site is not subject to flood hazard risk. However resilience to climate change is catered for by the engineering design which will account for the possibility of flood events.

Land contouring undertaken during construction of the development will ensure all surface water drains to the road and reserve corridors. Building platforms will be set at levels that will comply with the NZ Building Code and will be calculated at building consent stage.

Also, with respect to climate change, if realised, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield (in particular in the growth areas on the outskirts of Wellington as identified in the Proposed Plan, being Lincolnshire and Stebbings Farm). This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunities, and providing infrastructure, being the proposed cable car with future connections to a ferry service, which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public transport).

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
No details	

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.

Hannah McCashin

22/12/2022

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.

Yes	Correspondence from the registered legal land owner(s)
Yes	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.