

MĀTAI MOANA TE TAUMATA O
TE MOTU KAIRANGI

TARANAKI WHĀNUI LIMITED

APPLICATION FOR REFERRAL
TO THE EXPERT CONSENTING PANEL
UNDER THE COVID 19 RECOVERY
(FAST TRACK CONSENTING) ACT 2020

22 DECEMBER 2022

DOCUMENT CONTROL

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1. EXECUTIVE SUMMARY

This is an application for referral to an Expert Consenting Panel, under the COVID-19 Recovery (Fast Track Consenting) Act 2020 ("the Covid-19 Act"), for the necessary resource consents to undertake a redevelopment on the former Mt Crawford Prison site located in Maupuia, Wellington. In recognition of the cultural importance and significance of the site, and to acknowledge that the Applicant of this referral application is Taranaki Whānui ki te Upoko o te Ika ("Taranaki Whānui"), the proposed development has been titled Mātai Moana Te Taumata o Te Motu Kairangi ("Mātai Moana").

Taranaki Whānui have a significant interest in the Wellington region not only as mana whenua and kaitiaki but also as a dominant landowner of property and property interests as confirmed within the Taranaki Whānui ki Te Upoko o Te Ika Claims Settlement Act 2009 with the Crown. The Site, along with the entire Crown landholding on the Miramar Peninsula (Motu Kairangi), formed a key part of Taranaki Whānui Treaty of Waitangi Deed of Settlement. As such the development of Mātai Moana is a significant milestone for Taranaki Whānui as mana whenua and will enable Taranaki Whānui to exercise tino rangatiratanga over its ancestral lands.

Mātai Moana will assist in alleviating the chronic need for housing in Wellington City and the Wellington region more generally and will provide more affordable and sustainable housing solutions to uri members as well as the wider community. In this respect, Taranaki Whānui is supported in its application by the Ministry of Housing Development ("MHUD").

To realise the significant cultural, social, environmental and economic outcomes envisaged by this Project, an iwi-led co-design process has been undertaken. The cultural design approach has allowed the proposal to reflect the aspirations and values of Te Atiawa ki Taranaki Whānui, including rangatiratanga, kaitiakitanga, manaakitanga, wairuatanga, kotahitanga and whanaungatanga, with the spirit of kotahitanga as an integral part of the design.

Mātai Moana Kainga/ Papakainga will be guided by a set of key values and principles overarching all living within the development. The development will include common areas both for outside gatherings as well as mara kai or community gardens, and atea spaces where visitor groups could be welcomed and community cohesion be developed.

The Project is essentially "shovel ready", with the final property arrangements conditional on the grant of consent, and, as such, the Applicant is seeking to seize the opportunity to consent the development through the Covid-19 Act. Enabling works are expected to commence within approximately 3-4 months of receiving resource consent (if granted), and the Project developed over twelve years from commencement. The Wellington Company Limited forms a key component of the project team and will assist with the delivery of Mātai Moana. The Wellington Company has significant experience in developments of this nature and, together with Taranaki Whānui, has financing to fund the Project to completion.

As well as being an important milestone for Taranaki Whānui, the development has significant benefits for the wider community including:

- Allowing for significant investment in the local community of approximately \$600 million, providing jobs and significant flow-on economic benefits; and
- Adding significantly to development capacity of Wellington City, thereby helping to reduce land demand pressure and increasing housing supply that will in turn help to relieve pressure on the housing market and will contribute towards improved housing affordability in the long term.

As detailed in this application and accompanying preliminary assessments, there is no potential for the proposal to have residual significant adverse environmental effects. Adverse effects will be avoided, remedied or mitigated to an acceptable level or can be readily managed through conditions. Many potential adverse effects have already been mitigated through the collaborative and extensive masterplanning process undertaken to date.

Overall, this application and accompanying documentation confirms that the Project achieves the purpose of the Covid-19 Act, as well as the purpose of the RMA, and therefore it should be considered for referral.

2. INFORMATION REQUIREMENTS

2.1 COVID 19 RECOVERY (FAST TRACKING CONSENTING) ACT 2021

This application has been prepared in accordance with the requirements of Section 20 of the Act. Under Section (20)(2), the application –

- (a) *Must include the information specified in subsection (3); but*
- (b) *Need only provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail that an expert consenting panel would require to be provided in applications for resource consents or in notices of requirement.*

The level of information provided in this application satisfies these requirements.

The following experts have contributed to the preparation of the masterplan, prepared preliminary assessments in support of the proposal, and have confirmed the accuracy of the assessments and conclusions reached in this application:

- Cultural: Raukura Consultants in association with Taranaki Whānui, the PNBST Board of Trustees and Uri members
- Architecture: Athfield Architects
- Planning: Scope Planning and Incite Resource and Environmental Planning
- Landscape Architecture: Wraight and Associates
- Landscape and Visual: John Hudson and Associates
- Ecology: RMA Ecology
- Civil Engineering: Envelope Engineering Limited
- Urban Design: McIndoe Urban
- Economics: Property Economics
- Access, Traffic and Parking: Stantec
- Development and programme: The Wellington Company Asset Management Limited

3. PROPOSAL AND EFFECTS

3.1 SECTION 20(3) (A) PROPOSED PROJECT AND ACTIVITIES

Under **Section 20(3)(a)** of the Act, a referral application must include a description of the proposed project and the activities it involves.

3.1.1 PROJECT NAME

The **name** of the project is the '**Mātai Moana Te Taumata o Te Motu Kairangi**' ("the Project").

3.1.2 PROJECT AUTHORISED PERSON

The **authorised person/ entity** for this Project and Applicant of this referral application is **Taranaki Whānui Limited (TWL)**.

3.1.3 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:

- a) Our whenua – connect, revitalise, grow, teach, learn, sustain, utilise and acknowledge.
- b) Our moana – vitality, nurture, spiritual, peace, pure, respect.
- c) Our awa – tranquil, serene, joy, signs, sacred, power.
- d) Our uri – empower, unity, Iwi, 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.

3.1.4 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/ Papakāinga development at the former Mount Crawford prison site in Maupuia, Wellington.

In summary, Mātai Moana will comprise:

- e) 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).
- f) A commercial precinct which will be home to amenities such as a café, early learning centre, superette and a cultural/community centre.
- g) A cable car extending from the Shelly Bay development to the Site.
- h) Creation of both public and private open space areas including large public reserve areas.
- i) Infrastructure to service the village, including roads, parking, and three waters infrastructure.
- j) 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.

HOUSING TENURE

The development has sought to ensure there are a range of housing types and tenure options to support a diverse demographic and encourage equitable community outcomes. The proposed tenure will include:

- a) Build to rent – whanau housing/housing for pakeke and kaumatua;

- b) Social housing – for whanau in housing need;
- c) Progressive home ownership – bridging homeownership; and,
- d) Affordable market housing.

The tenure options will align with TWL's development agreement to be confirmed with MHUD, which will contractually require a minimum of 30% of the development to be affordable. TWL will be targeting a much higher level of housing affordability within the development.

HOUSING TYPOLOGIES

The Project seeks to construct approximately 650-700 homes on the Site. The range of housing types and sizes proposed will provide choice and support community diversity, and will consist of a mix of:

- a) Four-eight storey apartments;
- b) Three storey walk up apartments;
- c) Two-three storey townhouses; and
- d) Semi-detached and detached houses.

The final decision on the exact make-up of the village will rest with Taranaki Whānui and will be subject to a number of factors primarily related to market demand, feasibility and affordability – and the cultural values that Taranaki Whānui wish to achieve in the development.

The way in which the different housing typologies have been divided into Development Precincts which respond to the site undulating topography is described in the *Landscape Architects Memorandum* in **Appendix Nine**.

COMMUNITY AMENITIES AND COMMERCIAL ACTIVITIES

A new village centre will be developed on the site of the former Prison, utilising remnants of the former "heritage" structures; adaptively reused. It will provide a community space (common facility with flexibility to utilise as a wharenuī including use for tangihanga), a range of convenience retail, shared workspace and creche to support the new local community and encourage sustainable patterns, reducing the need for private vehicle trips.

Corresponding with the site's cultural heritage in relation to te mara/ mara kai (productive gardens) and the existing community garden at the site's northern tip, new communal gardens are proposed within the development's village heart comprising terraced gardens, a greenhouse and a centrally located plaza planted with community orchard - fruit trees.

Further detail of these amenities and activities can be found in the *Urban Design Assessment* in **Appendix Thirteen** and the *Landscape Assessment* in **Appendix Ten**.

OPEN SPACE

Open space is provided via:

- a) Ecological restoration and recreation open space, through the centre of the site.
- b) Amenity landscape, which are the balance area around the built development.
- c) Public open spaces including parks, pocket parks, 'parklets', streets, lanes and walkways. These are distributed throughout the development and are available to all residents and the general public.

- d) Communal private open space. This is open space contiguous with groups of units, which are for the use of the residents of those units and their guests.
- e) Private open space which is dedicated to each unit.

All dwellings benefit from close proximity to one or more public open spaces and through the enhancement of those spaces via amenities such as walking and cycling tracks – to be confirmed through the detailed design/ referral application stage of the development. This combination provides a suitably high level of recreational amenity.

The precise extent, configuration and boundary definition of 'communal private' and 'private' open spaces will be further refined as part of the preparation of the fast-track application (if approved).

PROJECT SERVICING

The project engineers have confirmed that the site can be adequately serviced with water supply, wastewater disposal, stormwater disposal and telecommunications. This is detailed in the *Infrastructure Assessment* attached in **Appendix Eleven**. In summary, likely servicing of the development will comprise:

- **Stormwater:** The overall stormwater system will be designed with the principles of Te Mana o te Wai and Water Sensitive Urban Design in mind. This will be done by preserving vegetated areas around the property, treating stormwater runoff and peak flow attenuation. It will include:
 - Hydraulic neutrality via centralised attenuation tanks, individual tanks for houses or a combination of the two, with post-development discharges to be located within their pre-development catchments.
 - The treatment of stormwater runoff from the new roads and hardstand via rain gardens and smaller constructed wetlands, with the design also incorporating the existing roads where necessary and practicable.
- **Wastewater:** Due to significant capacity constraints within the Miramar wastewater catchment, storage and attenuation of wastewater flows for the development will be required. Three feasible options have been identified for this, being either centralised or individual pump stations to attenuate peak flows, discharging to the Miramar Catchments (Nevay Road and/or Countess Close), or pumping down to and discharging into the pump station at the Shelly Bay development. Pumping to Shelly Bay is the preferred option as this allows a simpler design with less interface with the existing network. Upsizing and additional capacity will be provided at the Shelly Bay Pump station to account for additional flows. As these assets will be installed for Shelly Bay within the next year, any upgrade of size and pipes and pump stations could be implemented to coincide with construction of the assets.
- **Water supply:** Wellington Water's Miramar Zone Management Plan (June 2022) has assessed potable water supply and demand for the Shelly Bay and Mātai Moana development. This suggests that supply of the site is feasible, provided that network upgrades are undertaken including a reservoir upgrade, booster pumps to achieve the required water pressure and upsizing of pipes. Mount Crawford Reservoir has capacity for the initial stages of Mātai Moana while a solution is constructed for subsequent stages.
- **Utilities:** Utility companies have confirmed that there is existing infrastructure in the area and if upgrades are required, this can occur within existing road corridors. It is noted that upgrades to the high voltage network will be required (irrespective of Mātai Moana) and are currently planned for 2025.

ACCESS AND TRANSPORT

As further described in the *Transport Assessment* attached in **Appendix Twelve**, the key transport components that are proposed to support the Site development can be summarised as follows:

- a) Proposed widening and upgrading of the current Main Road and Nevay Road route to a standard commensurate with the new transport function it will serve as the Site is developed;
- b) A series of new internal roads and shared laneways serving the various Site precinct areas, which connect with the primary Main Road/Nevay Road circulation loop;
- c) On-site car parking to support the residential and non-residential activities, ensuring demand can be appropriately accommodated off-street and without introducing any safety or capacity issues on the adjacent public road network;
- d) Active mode connections, including walking and cycling links within the Site that in turn connect with the wider off-site network of trails and footpaths. This will include a footpath along the Main Road / Nevay Road alignment, providing connectivity to the broader walking network that in turn accesses key destinations to the south, including schools and the Miramar town centre; and
- e) A public cable car connection between the northern end of the Site and Shelly Bay, that will provide access to a ferry service link between Shelly Bay wharf and the CBD, providing an important and purposeful sustainable transport choice for both residents and visitors.

Wright and Associates, the project landscape architects further describe the proposed access strategy in the *Landscape Architects Memorandum* in **Appendix Nine**.

EARTHWORKS

The Project requires earthworks to create building platforms, roading and the installation of infrastructure.

While earthworks are likely to be across the site, an earthworks balance will be targeted so that minimal material is required to be brought onto or taken off site. Material unsuitable for earthworks will be used on site (e.g. in landscaping areas) or disposed of in identified locations for unsuitable material.

VEGETATION CLEARANCE AND LANDSCAPE MITIGATION

Areas of vegetation will be removed to construct the village as well as to provide supporting infrastructure and access.

Where existing vegetation is required to be removed to provide building platforms, a tree-fall buffer zone around new dwellings or a clear corridor for the cable car, new native coastal forest and shrubland species are proposed to be planted to anchor the Project into the peninsula's landscape character.

The existing exotic pine plantings on the western slopes of Motu Kairangi are proposed to be retained as they provide benefit in the form of visual screening of the Site and shelter from prevailing winds. Over time, it is anticipated that the pine covered slopes will be incrementally be revegetated with native bush, however this will likely be done in stages over an extended timeframe of possible 20-40 years.

Vegetation removal will be avoided within any Significant Natural Areas (SNAs). Additionally, the site affords the opportunity to aid in regenerating native planting and therefore, in time, to expand the SNAs.

Further detail of the vegetation clearance and landscape mitigation can be found in the *Ecological Assessment* in **Appendix Eight**, *Landscape Architects Memorandum* in **Appendix Nine** and the *Landscape Assessment* in **Appendix Ten**.

3.2 SECTION 20(3) (B) PROJECT LOCATION

Under **Section 20(3)(b)** of the Act, a referral application must include the approximate geographical location of the project.

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, all currently held and administered by Land Information New Zealand (LINZ) on behalf of the Crown.

The allotments that form the Site are detailed in **Table One** below.

TABLE ONE: ALLOTMENT DETAILS			
LEGAL DESCRIPTION	TITLE	CURRENT OWNER	AREA
Part Section 3 Watts Peninsula District (Part Lot 1 DP 4741)	WN46B/927	Her Majesty the Queen	5084 m ²
Part Lot 4 Block XII DP 858	WN46B/923	Her Majesty the Queen	1.0901 Ha
Section 1 SO 24508 & Part Lot 1 DP 4741	WN46B/926	Her Majesty the Queen	4527m ²
Sections 1, 3 SO 477035	760897	Her Majesty the Queen	4.4182 Ha
Sections 4, 6-7 SO 477035	760898	Her Majesty the Queen	5.2328 Ha
Section 1 SO 581456	(yet to be issued)		1.91 Ha
Section 2 SO 581456	(yet to be issued)		1.063 Ha
Section 100 SO 528811	N/A – Gazetted for Defence Purposes	Her Majesty the Queen – Defence Purposes	74ha
Lot 7 DP 515825	803088	Shelly Bay Taikuru Limited	5322m ²
Part Section 20 Watts Peninsula DIST	N/A – Gazetted for Scenic Reserve	Her Majesty the Queen	20.57 Ha

The main built development is contained within RT 760897, RT 760898, RT WN46B/923, RT WN46B/926, RT WN46B/927 and Sections 1 & 2 SO581456.

Associated works are also required within the following parcels:

- Lot 7 DP 515825 to establish the proposed cable car connection. The connections will be located on Shelly Bay Taikuru Limited landholdings for which TWL have an agreement to establish the Shelly Bay terminus and on landholdings that form part of the scope of the development.
- Section 100 SO 528811 to establish the easement required for the cable car. Taranaki Whānui have an RFR over the cable car landholdings and is confirming the requirements for easements over the Crown landholdings with LINZ, these discussions are part of the wider National Heritage Park for Motu Kairangi and a formal easement will be sought from Crown.
- Part Section 20 Watts Peninsula DIST for road upgrades. The current ROW ownership is being resolved as part of the transfer process between LINZ/MHUD and will be upgraded and vested as part of the development to WCC.

Further details, as well as copies of the Record of Titles are attached in **Appendix Four**. The site is identified in the Master Plan Design Report in **Appendix Two** and on the *Scheme Plans* in **Appendix Five**.

3.2.1 WELLINGTON CITY OPERATIVE DISTRICT PLAN

The Site is located in the Open Space B Zone of the Operative Plan, with the lower cable car terminus within the Business 1 Zone. Other Operative Plan notations and overlays are as follows:

- Māori Precinct - Mataki-kai-poinga Landscape Feature Precinct (red dashed line)
- Designation K1 - Minister of Corrections, Justice, Wellington Prison (blue line)

- Ridgelines and Hilltops (grey dashed line)

Refer **Figure One** below.

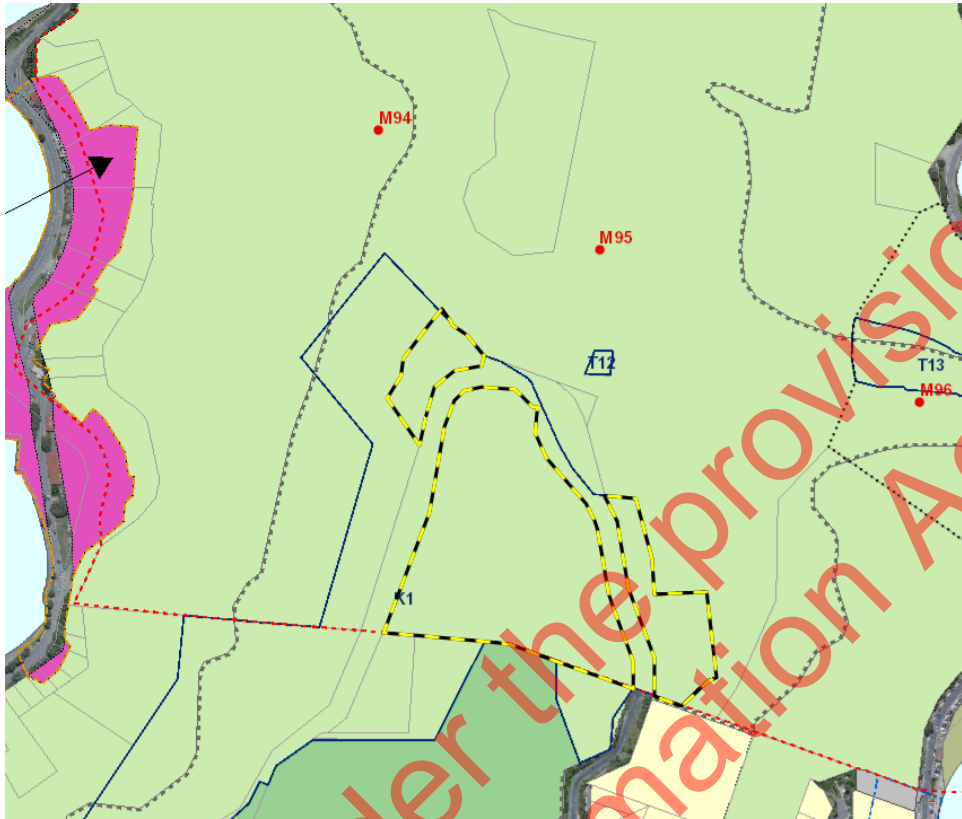


FIGURE ONE: WELLINGTON CITY OPERATIVE DISTRICT PLAN ZONING, OVERLAYS AND NOTATIONS

3.2.2 WELLINGTON CITY COUNCIL DISTRICT PLAN REVIEW

In the Draft Spatial Plan Te Motu Kairangi / Miramar Peninsula was identified as an 'Opportunity Site'. The Draft Plan states that –

Given the diversity of interests represented on the peninsula, there have been calls over the last decade for the development of an agreed, common direction to guide future investment and change. This presents an opportunity to have a conversation with the wider Wellington community about developing a framework for the peninsula to:

- *Maximise the benefits of living, working and visiting the area;*
- *Align investment in social and affordable housing, public transport, greenspace and infrastructure to maximise the benefits for the area and the city more widely;*
- *Create better connections to the City including a possible mass rapid transit route from the Railway Station to the Airport.*

As well as identifying Te Motu Kairangi / Miramar Peninsula as an 'Opportunity Site', the Draft Spatial Plan identified a number of environmental overlays including a Special Amenity Landscape (SAL) over the majority of the defence land and a number of Significant Natural Areas (SNAs). These overlays appear to have been carried over from the Draft Spatial Plan to the Proposed Plan without significant amendment. Taranaki Whānui requested the opportunity to review the technical assessment work that led to the

identification of these areas. We understand that the assessments were sent to Land Information New Zealand as the Crown entity currently holding the properties for disposal.

Under the Proposed Plan the Site is proposed to be zoned 'Natural Open Space' with the lower cable car terminus to be zoned 'Mixed Use'. The Site is subject the following overlays and notations:

- Sites of significance to Māori – Mataka-kai-poinga landscape Takiwā (Category B)
- Ridgelines and Hilltops – Mt Crawford / Point Halswell (orange line)
- Coastal Environment – High Coastal Natural Character Area: Miramar Peninsula (blue line)
- Special Amenity Landscape (orange overlay)
- Significant Natural Area – Maupuia Reserve Coastal Forest (WC166) (purple)
- General District-wide Matters overlay – coastal environment
- Designation MCOR1– Minister of Corrections, Wellington prison, Mt Crawford (blue outline)
- Flood Hazard Overlay – Inundation (light blue)
- Flood Hazard Overlay – Overland Flowpath (light orange)
- Flood Hazard Overlay – Stream Corridor (dark blue)

Refer **Figure Two** below.



FIGURE TWO: PROPOSED PLAN ZONING AND NOTATIONS

3.2.3 NATURAL RESOURCES PLAN

There are no features within the Site that are scheduled in Greater Wellington Regional Council's Natural Resources Plan.

3.3 SECTION 20(3) (C) & (D) CONSTRUCTION DATES AND 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**.

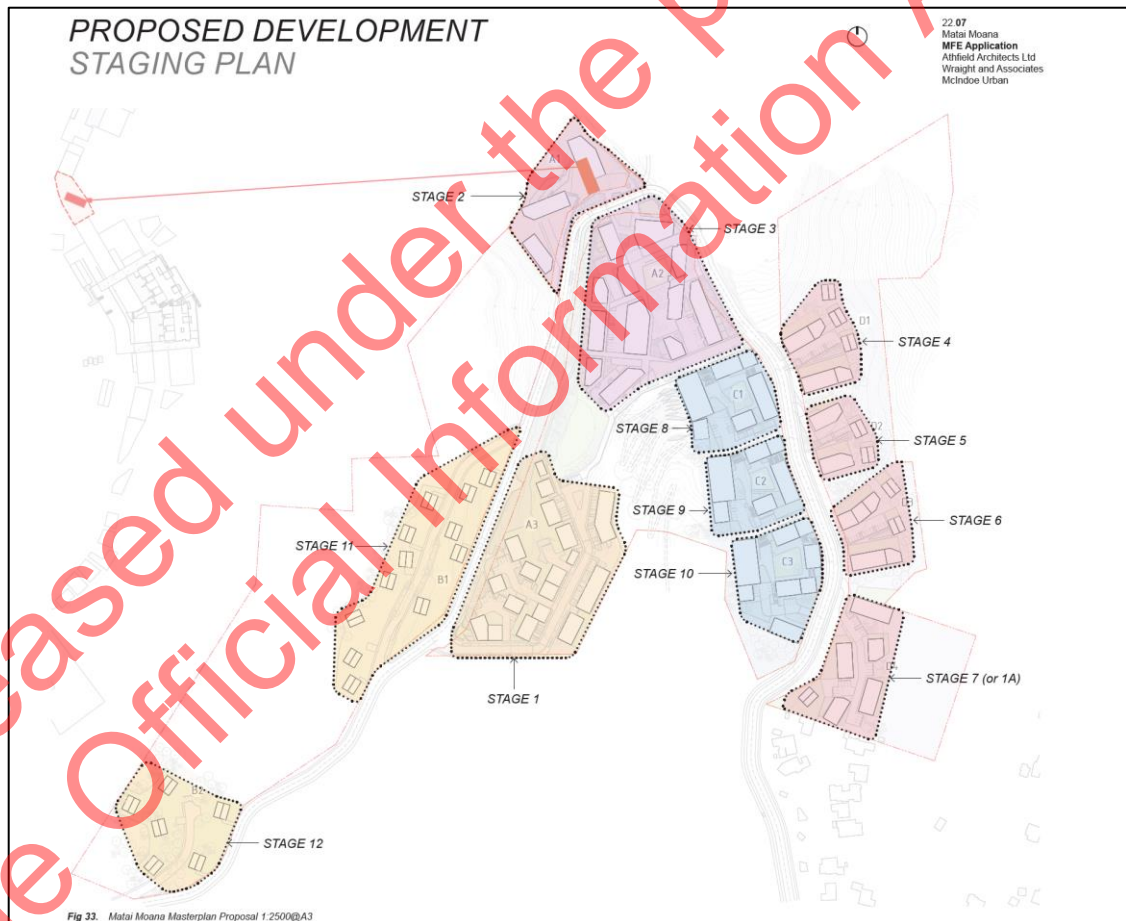


FIGURE THREE: PROPOSED STAGING PLAN

3.4 SECTION 20(3) (E) ADVERSE EFFECTS

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 following 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:

- a) Effects on cultural and social values;
- b) Economic effects;
- c) Ecological effects;
- d) Natural character, landscape and visual effects;
- e) Earthworks and construction effects;
- f) Access and traffic effects;
- g) Subdivision and servicing effects;
- h) Residential character and amenity; and
- i) Historical and archaeological effects.

3.4.1 EFFECTS ON CULTURAL AND SOCIAL VALUES

The potential cultural impacts of the proposal have been assessed by Raukura Consultants, which has formed the *Cultural Values Assessment* provided in **Appendix Six**.

Key matters raised within the assessment are that:

- a) The development around Matai Moana will respect and enhance the mana of the maunga by not overwhelming the maunga (which is presently outside the land to be transferred to Port Nicholson Block Settlement Trust). Matai Moana has not been well respected in the previous development particularly for the prison.
- b) The development is unlikely to have any significant effects on the old Pā sites either to the north or the south or any of the archaeological sites of Te Motu Kairangi. Pā sites like Puhirangi, Mahanga, Kau-whaka-aua-warū, Mataki-kai-Poinga will not be impacted by the development which will largely not be visible from those sites.
- c) The Māori cultural context and landscape of Te Motu Kairangi and particularly the areas around and north of Matai Moana (Mt Victoria) tell the early story of Māori occupation of Te Whanganui a Tara by the Ngāi Tara people. Any development here should acknowledge those sites of Māori significance and that early history.
- d) The development proposal will be a papakainga housing project to provide for whanau with a mix of larger format affordable houses and able to accommodate generally kaupapa Māori driven by the Mana Whenua values and principle including of rangatiratanga, kaitiakitanga, manaakitanga, wairuatanga, kotahitanga and whanaungatanga.

Additional recommendations are also provided within the report regarding the surrounding land, and regarding how the Project should best move forward through on-going consultation with iwi mana whenua and subsequent governance, including monitoring.

The entire Project is underpinned by the *Cultural Design Approach* provided in **Appendix One**, with a key design aspiration being:

To ensure that Matai Moana embraces the presence of Te Ati Awa Taranaki Whanui, to maintain prominence, guardianship, culture and identity of the surrounding whenua, awa and moana.

While the perpetual leasehold model on which the Project is based, which retains the whenua in the ownership of Taranaki Whānui in perpetuity, will provide for Taranaki Whānui's cultural wellbeing, it will also provide for wider social benefits such as:

- a) Providing sustainable and affordable housing opportunities for all through a total population based model.
- b) Enabling enhanced competitiveness which can assist with housing affordability.
- c) Providing security of tenure for the wider community through a range of housing types and options.

The social impacts of the proposal are also closely linked to the economic effects, which are outlined below.

3.4.2 ECONOMIC EFFECTS

The potential economic impacts of the proposal have been assessed by Property Economics and this has formed the *Economic Assessment* provided in **Appendix Seven**.

Within the assessment it is identified that:

- a) 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.
- b) 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.

The economic impacts of the Project will also include flow-on effects that arise indirectly from the development that have been identified (but not quantified) in the economic assessment. These include:

- a) Increased land/dwelling supply, which is likely facilitate further growth within the area with an increase in overall competitiveness.
- b) More affordable housing, reducing price pressure in the local and surrounding markets.
- c) Decreased marginal infrastructure costs through economies of scale associated with a master planned area, as well as the futureproofing of the infrastructure requirements.
- d) Impact on employment levels, contributing substantially to overall community wellbeing and supporting greater spend and general economic activity that in turn supports greater activity in the sectors more greatly affected by Covid-19.

Property Economics 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.

Based on the advice provided by Property Economics, the Project will give rise to significant positive economic effects. These will also be delivered significantly earlier than if the Project had to be consented through traditional RMA means.

3.4.3 ECOLOGICAL EFFECTS

The *Ecological Memorandum* provided by RMA Ecology in **Appendix Eight** provides ecological advice with respect to the Project by addressing ecological values, and possible impacts and effects management.

RMA Ecology summarises the ecological values of the site, and the contribution the Project could have on these values, as follows:

Historic land use of the site has altered and degraded ecological values, for example through the removal of coastal forest vegetation and proliferation of weeds and pest animals in areas of regenerating scrub. A change of land use offers the opportunity to undertake ecological enhancement of degraded ecosystems that may otherwise not be undertaken should the existing land use continue.

Based on the advice of RMA Ecology, a summary of the potential effects on terrestrial ecology and freshwater is provided below.

IMPACTS ON TERRESTRIAL ECOLOGY

RMA Ecology identifies the following as being, in their opinion, the most important ecological values on the site:

- a) The indigenous coastal forest and scrub listed as SNAs WC166 and WC167;
- b) SNA qualifying vegetation contiguous with SNA WC169 that has been mapped by RMA Ecology, which includes a 2,763m² area at the south eastern corner of the site;
- c) Native and exotic vegetation communities that provide habitat for native skinks and geckos; and
- d) Native and exotic vegetation communities that provide nesting habitat for native avifauna.

RMA Ecology consider that potentially significant adverse effects on the ecological values of the Site can be avoided, remedied or mitigated by managing activities including:

- a) Via engineering measures, such as controlling sediment generated from earthworks and best practice stormwater design including incorporation of water sensitive design measures;
- b) Undertaking a survey for native lizards, particularly where the Project could impact areas of coastal forest, scrub, scrambling weedland and rank grass throughout the site;
- c) Undertaking fauna salvage (lizards) and surveys (birds) as part of vegetation clearance;
- d) Minimising loss of SNA areas;
- e) Permanent protection of SNAs and other ecologically important habitats by way of vesting in public agencies, joint private ownership through a communal ownership structure, or covenant registered against the titles of individual Lots;
- f) Minimising loss of fauna habitat;
- g) Planting using eco-sourced native species to establish shrubland and forest on priority areas, including buffers surrounding SNAs; and
- h) Preventing the introduction of animal pests and weeds by adopting pest and weed control measures and biosecurity protocols.

With these measures in place, and due to the ecologically sensitive design that has been employed, RMA Ecology consider that *"the Masterplan layout for the site will not result in significant loss of ecological values. Some loss of regenerating indigenous vegetation may occur, however the areas potentially affected are small, will not affect the integrity of the remaining vegetation, and there are considerable adjoining areas over which active revegetation can be undertaken to provide for appropriate mitigation or offset."*

IMPACTS ON FRESHWATER

There are no areas recorded on site that meet the classification of a 'Category 2 Waterbody' in the PNRP and no areas that meet the classification of a 'wetland' in the PNRP, or 'natural inland wetland' in the NPS-FM.

RMA Ecology has identified that overland flow paths within the Site are vegetated and lead to ephemeral watercourses or an intermittent stream which flows north to south through SNA WC166, to the south of the site. Potential effects on stream ecology relate to the control of stormwater and sediment from the site, and failure of sediment and erosion controls during high rainfall events. Given the low likelihood of such an occurrence given adherence to applicable District and Regional erosion and sediment control guidelines, such effects will likely be low.

ECOLOGICAL EFFECTS SUMMARY

RMA Ecology concludes:

From our involvement in the preparation of the Masterplan, and from our knowledge of the site and its ecological values, we are of the view that the development of the Mātai Moana site can be undertaken at an appropriate level and layout that protects important ecological values.

The development of the site offers the opportunity to significantly enhance degraded ecological values, that may not occur under the current land use. Overall, there a range of accepted management tools, and available opportunities on the site to appropriately address, and where necessary mitigate, the potential adverse ecological effects associated with the proposed concept Masterplan development designs.

Based on this advice, it is considered that the Project can be designed and managed with appropriate controls to safeguard existing ecological values, while also providing positive ecological effects.

3.4.4 NATURAL CHARACTER, LANDSCAPE AND VISUAL EFFECTS

The master planning of the Site has been largely 'landscape led' whereby the development has sought to maintain the open space and landscape values currently afforded to the Site. The project team landscape architects Wright and Associates and John Hudson and Associates have been involved in the preparation of the masterplan and accompanying landscape plans.

In developing the proposed site layout a number of critical factors have been closely considered including:

- a) Sites of cultural significance
- b) Sustainability (ecological/ social/ cultural/ economic) in line with Taranaki Whānui's four pillars
- c) Physical conditions: topography, geology and hydrology (landform) and climate
- d) Condition of the site's existing vegetation/ potential for restoration
- e) Existing access and proximity to Motu Kairangi existing residential and village centres
- f) Envisaged demographic for the proposed community
- g) Impact on views to and from the site
- h) Connection to existing reserves and open spaces

The masterplan has been designed to disperse development throughout the site that create active open spaces and capitalise on the natural amenity and cultural history of the site. Mitigation of landscape and visual effects has been integrated into the design process, via concentrating building density, varying building typology, building height limits, compact forms, provision of public open space, connectivity to

the city and cultural integration. In particular, buildings are strategically located and sized to sit below the Maunga's sites of significance. The combination of the factors referred to above ensures that the urban-open space interface within this development is appropriately managed to mitigate any potential open space and landscape effects that might arise.

As concluded in the *Landscape Architects Memorandum* in **Appendix Nine**:

Whilst the proposed development represents a significant transformation from the existing environment it has been sensitively designed to afford quality residential offerings within a cohesive landscape setting that balances ecological restoration with urban functionality and recreation.

Within the *Landscape Assessment* in **Appendix Ten** has considered the proposal in respect of the policy context of the Wellington Proposed District Plan and considers that:

- a) While zoned as Natural Open Space (in the PDP) and having overlays of Special Amenity, Coastal Environment and Ridgelines and Hilltops, the assessment concludes that the natural characteristics of the overlays relate more to the headland area than the Site, which is effectively repurposing the areas associated with Mt Crawford Prison.
- b) The Coastal Environment overlay covers part of the site and extends up to the top of the escarpment 100m above sea level. It should be noted that this same overlay also covers much of Hataitai and the CBD, indicating that built form is acceptable.

Overall, it is concluded that the Site reads as an extension of the Maupuia suburban area. Given this, and for those further reasons outlined in the report, Hudson Associates Landscape Architects considers the adverse effects on landscape and visual amenity values will be no more than low-moderate, which comparatively equates to no more than minor.

Based on the two assessments outlined above, the village development can be sensitively integrated into the existing landscape, ensuring potential landscape character and visual effects can be adequately avoided, remedied, or mitigated and that visual and landscape effects will not be significant.

If the referral is approved, the fast-track application will include landscape plans for both on-lot and public areas that will seek to ensure that the development is integrated with the surrounding environment. In general terms, new mass planted areas will comprise primarily eco-sourced native species augmented by non-native (exotic) productive planting such as fruit trees, vegetable gardens and lawn areas.

A future application will also include further detailed landscape and visual effects assessments as necessary and in particular will address any issues that arise from the further detailed design.

3.4.5 EARTHWORKS AND CONSTRUCTION EFFECTS

EARTHWORKS

The Project requires earthworks to create building platforms, roading and the installation of infrastructure, with volumes and areas have yet to be quantified. If the referral is approved, the fast-track resource consent will be accompanied by a Draft Earthworks and Construction Management Plan ("ECMP") that will address the following:

- a) Final earthworks volumes and earthworks methodology;
- b) Construction hours;
- c) Construction noise;
- d) Construction traffic management;
- e) Erosion and sediment control;

- f) Dust control; and,
- g) Complaint management.

Earthworks effects will relate to their visual impact and erosion and sediment control. These effects are outlined below.

VISUAL EFFECTS FROM EARTHWORKS

The proposed earthworks are relatively uniform and once construction is completed, will be covered by buildings, roading and landscaping. Where possible the earthworks will be designed to integrate with the landscape, with the fast-track resource consent application to be accompanied by a Landscape and Visual Assessment that will address this matter and recommend mitigation where necessary. Following the completion of the works no exposed earth will remain visible and there will be no visible scarring.

Mitigation measures, such as screening the site works from residential properties and other sensitive viewpoints via construction fencing covered in a suitable screening material, will be utilised during the construction period.

EROSION AND SEDIMENT CONTROL

An overview of the earthworks approach including standard erosion and sediment control principles has been provided in the *Infrastructure Assessment* provided as **Appendix Eleven**. The principles include:

- a) Minimising disturbance
- b) Staging construction
- c) Protecting the receiving environments (e.g. silt fences, identifying specific methodologies for sensitive receiving environments)
- d) Rapid stabilisation
- e) Perimeter controls
- f) Use of sediment control devices
- g) Review of the effectiveness of erosion and sediment controls on a regular basis with revisions to management made where necessary

These fundamentals of good practice will be employed throughout the duration of the construction period, as will any measures formalised through the ECMP, which is to be developed with reference to the GWRC guideline document '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*'.

Based on these measures being employed, Envelope conclude that:

It is our view that the erosion and sediment control design can be adequately addressed through future consents to ensure that potential adverse effects can be managed and mitigated to an acceptable level. We consider that subject to employing the measures outlined above there will be no significant adverse effects relating to the proposed earthworks.

CONSTRUCTION TRAFFIC

The need to introduce truck and other vehicle movements during the construction phases of any development has a potential to impact on the surrounding area and road network, but a certain degree of impact for what is normally a relatively short period of time (at least in the context of the life of the proposed development) is inevitable and should not normally be a reason for restricting development.

What is important however, is that measures must be put in place to minimise the potential impacts of construction traffic, and this is generally achieved through the implementation of a Construction Traffic Management Plan ("CTMP") that will be prepared and approved prior to work commencing. The resource consent application will proffer a consent condition that requires the preparation of a CTMP when the construction planning and staging is confirmed, and a contractor is appointed.

The details of the CTMP will include measures to mitigate the effects of construction on the surrounding road network including, controlling the times of operation, general construction access and any changes for pedestrians.

Subject to adherence to the CTMP, it is considered that any construction traffic effects can be adequately mitigated to an acceptable level.

GEOTECHNICAL CONSIDERATIONS

Geotechnical investigations have been undertaken and will inform the final earthworks design. It is anticipated that, like any residential development, the final design of the earthworks, retaining and building platforms will adhere to the recommendations provided by the project geotechnical engineer.

EARTHWORKS AND CONSTRUCTION EFFECTS SUMMARY

Potential earthworks effects can be mitigated to an acceptable level and will be less than minor for the following reasons:

- a) Site works will be temporary in nature and will be permanently screened by the proposed buildings, roading and landscaping;
- b) During construction the site works can be screened from residential properties and sensitive viewpoints via construction fencing covered in a suitable screening material;
- c) The site will be managed in accordance with an approved ECMP that will adhere to the relevant Council guidelines; and
- d) Traffic will be managed in accordance with an approved CTMP.

3.4.6 ACCESS AND TRAFFIC EFFECTS

Potential access and traffic related matters have been addressed in the *Transport Assessment* in **Appendix Twelve**. At this stage these matters have focussed on Site access, the internal transport network, as well as off-site impacts of development, Site traffic and potential mitigation.

The proposed upgrades to the existing legal roads as well as the new internal network have been designed to provide a legible and well-connected development, supporting both vehicular and active mode trips. The proposed access and roading through the Site will be designed to, as far as practicable, meet NZS4404:2010 'Land Development and Subdivision Infrastructure' and the Councils 'Code of Practice for Land Development' and it is anticipated that the road network through the Site will be vested with the District Council as public road (subject to Council approval).

Future work will involve a traffic modelling assessment to determine the scale of impacts on the surrounding network and level of intervention needed, as well as a Traffic Report assessment, to address any adverse traffic effects that may arise on the transport network. These further assessments will be provided with the fast-track application, should the requested referral be approved, and will ensure that network capacity and safety can be maintained, including in relation to active mode infrastructure and connectivity to the key public transport nodes.

Based on the work undertaken to date, Stantec considers

there are no fundamental transport flaws associated with development of the proposal Site for primarily residential purposes, noting that appropriate roading and active mode infrastructure and connections to the adjacent network, delivered at consent stage, will respond to the anticipated transport demands generated at the Site. Travel mode choice for those residing at or visiting the development will be further supplemented by a proposed Site connection to a new ferry service between Shelly Bay and the CBD.

Given the above the effects of additional traffic activity generated by the Project can be appropriately managed and mitigated.

As part of the Shelly Bay Taikuru development, there will be an East by West ferry commuter service, Matai Moana will link into this via the proposed cable car, which will have a terminus within the Shelly Bay Taikuru development upto a terminus at Matai Moana, open and accessible to all public/ community. This will be a public transport service and key connector that will also service the proposed National Heritage Park.

3.4.7 SUBDIVISION AND SERVICING EFFECTS

The project engineers have confirmed that the site can be adequately serviced with water supply, wastewater disposal, stormwater disposal, telecommunications and power. This is detailed in the *Infrastructure Assessment* attached in **Appendix Eleven**. The assessment concludes that:

In summary, it is our view that the site can be developed and adequately serviced subject to further engineering design, and that this can be addressed through future consents. Further to this, there appear to be no impediments to implementing the proposed development based on the delivery programme provided with the referral application.

Three waters infrastructure will be designed to Council standards. The final design will be developed in consultation with Wellington City Council and Wellington Water to achieve an acceptable outcome with regard to the Council's District Plan and the Subdivision and Development Principles and Requirements document.

The fast track resource consent application will include an Infrastructure Report that provides full details of the proposed servicing of the Project. In addition, a Stormwater Management Plan will outline how stormwater will be appropriately managed on the site.

3.4.8 RESIDENTIAL CHARACTER AND AMENITY

The Project has been developed with input from urban designers McIndoe Urban. To support the referral application, McIndoe Urban has prepared an *Urban Design Assessment* in **Appendix Thirteen**.

Existing residential development extends along Main Road and Nevay Road to the boundary of the Site providing a clear sense of occupation of the peninsula and offering a built connection between Mātai Moana and the established residential environment. This link is important as given the nature of the Site and the adjoining reserve land the surrounding context will not 'evolve and intensify', rather the Project will create an 'absolute urban edge'.

The *Urban Design Memorandum* also assesses internal residential amenity at length. In summary, the masterplanned development will create a new village with a high level of amenity given a number of design considerations and site specific aspects including:

- The location offers very high amenity outcomes with excellent outlook.
- A landscape strategy will create an attractive and highly liveable urban setting as well as respecting the natural values of the surrounding environment.
- The provision of new open spaces and improved access to existing reserves supports the proposed level of development. Paths connect with natural open space and reserve areas ensuring residents and visitors can interact easily with their environment.

- Social resilience is built into the development through provision of a range of residential typologies and unit sizes that support a broad demographic.
- The housing types will be attractive and well resolved. Logical planning will provide a good relationship between interior spaces, and privacy.
- The Proposal establishes new business and cultural activities at the heart of the development and a range of social infrastructure will be immediately accessible to future residents, both on site and via cable car at Shelly Bay Taikuru. A new community garden is proposed with associated storage and glass house farming to replace the current garden. A flexible community space will be provided (with flexibility to utilise as a wharehau including use for tangihanga), alongside facilities to support recreational activities (bicycle maintenance, bike rental, information point, café).

The *Urban Design Assessment Memo* concludes that as a whole the Project be supported from an urban design perspective. Based on this advice, as well as the further design work that will occur as the Project progresses, the proposal will provide a high level residential amenity and character.

3.4.9 HISTORICAL AND ARCHAEOLOGICAL EFFECTS

Part of the eastern wing of Mt Crawford Prison been integrated into the proposal and will be repurposed for commercial / community facilities.

From an urban design perspective, McIndoe Urban considers *"the prison presents an exterior that is that is visually monotonous, mundane and in many places forbidding. Therefore, only limited parts of the existing buildings are considered appropriate for retention and repurposing"*. While, as outlined within the Cultural Values Report the *"Māori perspective on prisons over the last two centuries has not been positive"*. Mana Whenua aspirations for the future of the Prison have been discussed with HNZPT and supported as to the proposed future use of this space.

Given these views on the Prison, the design intention is to reduce the significance of the prison building and reconcile it with the new Mātai Moana plan. Further consideration of how to achieve this will be given through the fast track application and detailed design process.

The final design of the development will incorporate any recommendations made as part of an archaeological assessment. In addition, separately to the resource consent process, the Applicant will obtain an Archaeological Assessment under the Heritage New Zealand Pouhere Taonga Act 2014.

3.4.10 ADVERSE EFFECTS SUMMARY

Based on the expert reports received, there is no potential for the Project to have significant adverse environmental effects. As outlined in the sections above and accompanying assessments, adverse effects will be avoided, remedied or mitigated or managed via proffered conditions.

3.5 SECTION 20(3)(F) NPS AND NES ASSESSMENT

Under **Section 20(3)(f)**, a referral application must include a general assessment of the project in relation to national policy statements and national environmental standards (as those terms are defined in the Resource Management Act 1991).

3.5.1 NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT

The NPS-UD came into effect on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity 2016. The NPS-UD applies to:

- All local authorities that have all or part of an urban environment within their district or region (i.e. tier 1, 2 and 3 local authorities); and,*
- Planning decisions by any local authority that affect an urban environment.*

The NPS-UD applies to both regional and local authorities, with Wellington City Council and the Wellington Regional Council identified as Tier 1 Local Authorities. The City Council, in their regulatory capacity, has recently responded to the NPS-UD via their Proposed Plan.

Objectives 1 and 4 are of particular relevance to the Project and this application.

Objective 1: *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.*

Key to the Project is that it will provide for the social, economic, and cultural wellbeing of Taranaki Whānui through changes to the urban environment. These matters are set out through the *Cultural Design Approach* in **Appendix One**, woven through the *Business Case* in **Appendix Three** and have been integral to the master-planning approach. In summary, the proposal will give effect to Objective 1, and will be supported by the changes provided for by Objective 4, in the following ways:

- a) Mātai Moana will be underpinned by a perpetual leasehold model – retaining the whenua in the ownership of Taranaki Whānui in perpetuity, thereby providing for Taranaki Whānui's social, economic, and cultural wellbeing, now and into the future.
- b) Taranaki Whānui's uri are significantly impacted socially, culturally, financially and environmentally by the challenges of housing affordability in Wellington. It is anticipated that Mātai Moana will embody manaakitanga provide a housing model that will provide a sustainable and affordable solution to the needs of Taranaki Whānui's whanau and the community as whole.
- c) The Project will enable enhanced competitiveness which can assist with housing affordability. Further, the range of housing types and options that are sustainable and which provide for security of tenure will reduce the total cost of living for whanau through kotahitanga.
- d) The Project will see changes to the current amenity values of the peninsula, removing the Mt Crawford Prison and developing the land for papakāinga, thereby providing for the needs of Taranaki Whānui's uri and reconnecting them with their whenua and for all community to share in Mātai Moana.

Objectives 2, 3, 4 and 8 of the NPS-UD are also relevant to the Project:

Objective 2: *Planning decisions improve housing affordability by supporting competitive land and development markets.*

As outlined above, a key driver of the proposal is to address the affordability of housing for Taranaki Whānui's uri, with wider benefits also anticipated for the general public through an increase in competition.

Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

- (a) *the area is in or near a centre zone or other area with many employment opportunities.*
- (b) *the area is well-served by existing or planned public transport.*
- (c) *there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

The Project will be well-connected via public transport to Miramar town centre as well as to the CBD via the cable car-ferry link. Employment opportunities will also be provided within the village itself, via the provision of commercial activities and amenities.

Objective 8: *New Zealand's urban environments:*

- (a) *support reductions in greenhouse gas emissions;*
- (b) *and are resilient to the current and future effects of climate change.*

The location and layout of the Project, as well as the provision of a cable car and pedestrian and cycle ways, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions.

Resilience to climate change is catered for by the engineering design which accounts for the possibility of flood events.

Policy 2 of the NPS-UD requires that Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

In order to assess forecasted demand and associated capacity, Wellington City Council, Hutt City Council, Upper Hutt City Council, Porirua City Council and Kapiti Coast District Council cooperatively prepared a report titled '*Housing and Business Development Capacity Assessment*' (HBA), which was released on 8 November 2019 (under the previous iteration of the NPS-UD, being the National Policy Statement on Urban Development Capacity 2016).

It is identified in the HBA that Wellington City Council has a shortage of residential development capacity, with a shortfall of between 4,635 and 12,043 dwellings from that required to meet projected population growth for the period of 2017 to 2047 (noting that this document was prepared prior to the medium density residential standards through the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021).

As such, the Project will assist Wellington to meet its current and projected future housing demand, which creates positive effects for the social, economic and cultural wellbeing of both future occupants through the provision of good quality housing and the wider community through the alleviation of housing pressures.

Even if there wasn't a shortfall in housing supply, the NPS-UD calls for a 20% oversupply of feasible development to be provided in the short and medium term, and a 15% oversupply in the long-term to manage housing supply.

The NPS-UD obliges local authorities to respond to this information, in that if it is determined that more development capacity needs to be provided to meet demand, local authorities must then do so. Providing a greater number of opportunities for development that are commercially feasible will lead to more competition among developers and landowners to meet demand.

The proposed use of the fast-track consenting process to expedite the development of the site is entirely consistent with this policy direction.

Policy 6 states that, when making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

- (i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
- (ii) *are not, of themselves, an adverse effect*
- (c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) *the likely current and future effects of climate change.*

Policy 6(b) acknowledges that planning decisions (including decisions on resource consents) under the NPS-UD may involve changes to urban areas that result in a detraction of amenity values in the local area. However, the NPS-UD promotes that these changes lead to improved amenity values for the wider residential community and future generations. To this extent the NPS-UD confirms that such a detraction in localised amenity values is not an adverse effect.

Policies 6(c) and 6(d) also require planning decisions to have particular regard to the benefits of urban developments that create well-functioning urban environments and that provide development capacity as envisaged by the NPS-UD. The proposal assists in facilitating the development of a site for residential purposes and will therefore assist in providing benefits for the social, economic and cultural wellbeing of the District.

The Project will deliver the benefits of urban development that are consistent with the outcomes identified within well-functioning urban environments (as described above). The Project comfortably satisfies the requirements 'to provide or realise development capacity'.

Policy 8 states that local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is unanticipated by RMA planning documents or out of sequence with planned land release. The proposal will add significantly to development capacity of the District, providing up to 700 new homes.

While the Proposal might be considered to be "ahead" of the action being taken to respond to the capacity shortfall, it is consistent with the NPS-UD, which envisages that situations may arise in which planning decisions must be made which are 'unanticipated' or 'out of sequence'. In this instance the outcome is not unanticipated but the mechanisms to achieve that outcome are lagging. In addition, central government has signalled the timely development of the Project via MHUD's agreements with Taranaki Whānui.

In that context, the provision of up to 700 new dwellings over the next twelve years, will deliver significant development capacity to an area of increasing demand and increasing housing affordability issues. Further, it will enable more people to live in an urban environment which is close to a suburban centre that is continuing to undergo significant change and improvement and where, based on population projections and the shortfall in land supply, there is high demand for housing relative to surrounding areas or other areas of the District.

The location and layout of the Project, as well as the provision of a cable car and pedestrian and cycle ways, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. The project will also deliver a variety of homes at a range of typologies and prices (including affordable housing) to meet the needs of different households.

For the reasons outlined above, the Project is consistent with the objectives and policies in the NPS-UD. The NPS-UD is considered to provide the overarching policy direction for proposals which provide significant development capacity and contribute to a well-functioning urban environment.

3.5.2 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 (NPS-FM)

The NPS for Freshwater Management (2020) provides direction on managing activities that affect the health of freshwater. The NPS is premised on the fundamental concept of Te Mana o Te Wai, which refers to the importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment. Additionally, it is about restoring and preserving the balance between the water, the wider environment, and the community. Te Mana o Te Wai encompasses six principles relating to the roles of tāngata whenua and other New Zealanders in the management of freshwater.

A thorough assessment of the relevant objective and policies which are relevant to the Project will be provided in the fast-track resource consent application if the project is approved. In short, it is considered that the Project is consistent with the relevant objectives and policies for the following reasons:

- a) At most, the proposal will undertake only limited works to on-site watercourses. Any culvert works will be subject to the conditions of the NES-F.
- b) While the policies in relation to Te Mana o te Wai require regional councils to engage with mana whenua to determine these principles, the effects of the works which relate primarily to the control of stormwater and sediment will be minimised. Consequently, the health of freshwater will be protected in a manner that is consistent with Te Mana o te Wai.
- c) While Policy 3 is directed to local authorities, the Project is consistent with this policy insofar as it has been designed and planned in an integrated manner, recognising potential impacts of the proposal on water quality in the receiving environment and implementing appropriate measures to avoid and minimise such impacts. These will include a range of management techniques relating to the control of erosion and sediment discharges from earthworks to maintain freshwater quality, and the use of a stormwater management to ensure freshwater is not adversely affected by stormwater from the site.
- d) The proposal will be designed to achieve hydraulic neutrality where necessary, and the design of the stormwater system for the site will take account of climate change impacts. Therefore, the proposal has been designed to take into account public stormwater infrastructure and avoid adverse effects on it.
- e) The ECMP will include measures that will be undertaken to monitor the effects of the proposal on receiving environments.

3.5.3 NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER REGULATIONS 2020 (NES-F)

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) regulates activities that pose a risk to the health of freshwater and freshwater ecosystems. The regulation has effect from September 3 2020 and as such, all resource consents must consider the provisions of the NES-F.

The fast-track resource consent application will include seeking consent under the NES-F for the placement of culverts in a watercourse and for reclamation, should these be found to be necessary through the detailed design.

3.5.4 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND

The National Policy Statement for Highly Productive Land (NPS-HPL) was approved on 12 September 2022 and released on 20 September 2022. The NPS-HPL came into force on 17 October 2022. The Site is not located in an area of LUC 1-3 soils and therefore an assessment of the Project against the NPS-HPL is not required.

4. ALIGNMENT WITH CRITERIA

4.1 SECTION 20(3)(G) FAST TRACK CRITERIA

Under **Section 20(3)(g)** of the Act, a referral application must include an explanation of how the project meets the criteria in Section 18. The criteria along with details outlining how the project meets each criterion is provided below.

- (1) *A project is not eligible to be referred to an expert consenting panel unless it meets all the criteria set out in this section.*
- (2) *The Minister must be satisfied that the project will help to achieve the purpose of this Act (see section 19).*

Refer detailed discussion below which concludes that the Project is eligible and will achieve the purpose of the Act.

- (3) *The project must not include any of the following activities:*
 - (a) *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:*

There are no proposed activities that are described as a prohibited activity in the RMA, a plan or proposed plan. The activity status under each relevant Plan as set out within section 6.2 would be Discretionary.

- (b) *an activity that—*
 - (i) *would occur on land returned under a Treaty settlement; and*
 - (ii) *has not been agreed to in writing by the relevant landowner:*

The land has not been returned under a Treaty settlement as it is a Right of First Refusal (RFR) property that Taranaki Whānui have the opportunity to purchase.

- (c) *an activity that—*
 - (i) *would occur in a customary marine title area under the Marine and Coastal Area (Takutai Moana) Act 2011; and*
 - (ii) *has not been agreed to in writing by the holder of the relevant customary marine title order issued under that Act:*

The subject site is not within a customary marine title area.

- (d) *an activity that—*
 - (i) *would occur in a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011 and have a more than minor adverse effect on the exercise of the protected customary right; and*
 - (ii) *has not been agreed to in writing by the holder of a relevant protected customary rights recognition order issued under that Act.*

The subject site is not within a protected customary rights area.

- (4) *To avoid doubt,—*

(a) a project may be in the form of a single large project or any number of related projects, and the projects may cross local authority boundaries; and

(b) even if a project or part of a project meets all the criteria in this section, the Minister may decide not to refer it to an expert consenting panel (see section 23).

The above point is noted.

4.2 PURPOSE OF THE COVID-19 RECOVERY (FAST TRACK CONSENTING) ACT

Section 4 sets out the purpose of the Act as follows:

The purpose of this Act is to urgently promote employment growth to support New Zealand's recovery from the economic and social impacts of COVID-19 15 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

Under Section 19 of the Act, in considering, for the purpose of Section 18(2), whether a project will help to achieve the purpose of this Act, the Minister may have regard to a number of matters. The matters within section 19 have informed the following assessment.

4.2.1 ECONOMIC COSTS AND BENEFITS

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:

- a) 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.
- b) 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.

4.2.2 SOCIAL AND CULTURAL WELLBEING

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 come for the betterment and benefit of future generations through wairuatanga, taitai whakapapa and wairuatanga

4.2.3 CONSENTING PROCESS

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.

4.2.4 PUBLIC BENEFITS

EMPLOYMENT

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:

- a) 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.
- b) 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.
- c) The provision of housing capacity in close proximity to community infrastructure and employment opportunities contributes to the compact urban form of the city.

- d) 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.

PROVISION OF INFRASTRUCTURE

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.

ENVIRONMENTAL OUTCOMES – FRESHWATER QUALITY

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.

WASTE MINIMISATION

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.

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 (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.

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.

4.2.5 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.

5. PERSONS AFFECTED

5.1 SECTION 20(3)(H) LIKELY AFFECTED PERSONS

Under **Section 20(3)(h)** of the Act, a referral application must include a list of the persons the applicant considers are likely to be affected by the Project, including relevant local authorities, relevant iwi authorities and relevant Treaty settlement entities.

Persons likely to be affected (including positively) and that may have an interest in the development are listed as follows:

- a) Taranaki Whānui members;
- b) PNBST board;
- c) Wellington City Council;
- d) Heritage New Zealand Pouhere Taonga Trust;
- e) Greater Wellington Regional Council; and
- f) Wellington Water Limited.

5.2 SECTION 20(3)(I) CONSULTATION

Under **Section 20(3)(i)** of the Act, a referral application must include a summary of any consultation already undertaken on the project. The consultation outlined below that has been undertaken by the Applicant and their consultants has sought to inform the various technical assessments and the design of the proposal.

5.2.1 TARANAKI WHĀNUI MEMBERS

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

- a) Len Hetit - Cultural design
- b) Morrie Love - Cultural impact
- c) Paroa Mephem - PNBST Governance
- d) Charlie Rudd – Uri member
- e) Further one on one engagement with selected Uri – Kaumatua and Kuia has also been undertaken.

5.2.2 PNBST BOARD/TWL DIRECTORS

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.

5.2.3 WELLINGTON CITY COUNCIL

Taranaki Whānui 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.

5.2.4 WIDER CROWN

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

- a) LINZ – current landowner/ administrator on behalf of Crown.
- b) MHUD – partner via land for housing programme.
- c) 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.

5.2.5 GREATER WELLINGTON REGIONAL COUNCIL

Initial discussions have been had with GWRC, and they are awaiting the application for comment.

5.3 SECTION 20(3)(j) TREATY SETTLEMENTS

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.

6. WHAT IS NEEDED TO COMPLETE THE PROJECT

6.1 SECTION 20(3)(K) APPLICANT'S LEGAL INTEREST

Under **Section 20(3)(k)** of the Act, a referral application must include a description 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.

6.1.1 TARANAKI WHĀNUI AND MINISTRY OF HOUSING AND URBAN DEVELOPMENT MEMORANDUM OF UNDERSTANDING

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 Crown land, currently held by LINZ, at Mt Crawford (the Site).

As set out in the email from Matt Fraser, Head of Land Acquisition and Development, HUD (**Appendix Fifteen**),

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.

6.1.2 TARANAKI WHĀNUI AND WELLINGTON CITY COUNCIL MEMORANDUM OF UNDERSTANDING

Taranaki Whānui is mandated and responsible for the management of the RFR and Deferred Settlement Properties (DSP) property opportunities, and for all interests representative of Taranaki Whānui as mana whenua. Accordingly, Taranaki Whānui have been willing to have an active role in engaging with the Council through the District Plan review process.

In line with Council obligations under the RMA to consult with mana whenua, Taranaki Whānui and Council have a Memorandum of Understanding that defines the relationship between the two parties and for which Taranaki Whānui expect to be adequately and appropriately resourced by Council. The MOU acknowledges Taranaki Whānui as mana whenua but also recognises the importance for the Taranaki Whānui to rebuilding their land holdings, and their relationship to the land as tangata whenua through its RFR and DSP properties.

Of relevance to this feedback, Appendix 1 – Schedule of Specific Recognitions of the MoU includes the following:

Shelly Bay and Te Motu Kairangi

As significant land owners at Shelly Bay, the parties recognise the importance of working together to ensure a wider strategic vision for the Miramar Peninsula is achieved for all citizens.

And –

Right of First Refusal

Taranaki Whānui's settlement legislation includes a schedule of Right of First Refusal (RFR) properties which provides for the opportunity to purchase specific Crown properties if they become

available in the future. The RFR schedule recognises the importance for the Taranaki Whānui to rebuilding their land holdings, and their relationship to the land as tangata whenua.

An RFR is subject to existing party rights and statutory requirements such as, for example the offer-back provisions of the Public Works Act 1981.

The Council recognises the significance of the RFR schedule and agrees to work with Taranaki Whānui to protect and/or grow their interest and investment where Council has a means to do so.

Taranaki Whānui's earlier feedback on the Draft Spatial Plan, the Draft District Plan and more recently the Proposed District Plan alerted Council to the obligations set out above.

6.2 SECTION (20)(3)(L) RESOURCE CONSENTS REQUIRED

Under **Section 20(3)(l)** of the Act, a referral application must include an outline of the types of resource consents the applicant considers are needed to authorise the project, including any the applicant considers may be needed by someone other than the applicant.

The particular consents required under the relevant district and regional plans have been identified through the online form. The list is exhaustive and covers all likely consent requirements including consents required under rules of the Proposed Plan that do not currently have any legal weight. Through further design and refinement there may be aspects of the proposal that may or may not achieve compliance with some or all of the applicable standards.

The site is not identified as contaminated or potentially contaminated so is not subject to the regulations of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Overall, the future fast-track application would be **Discretionary**.

6.2.1 WELLINGTON OPERATIVE DISTRICT PLAN

The proposal is a **Discretionary Activity** with consent required for:

- a) Activities, buildings and structures in the Open Space B zone and the Business Area.
- b) Vegetation modification/damage/removal/destruction in the Open Space B zone.
- c) Subdivision.
- d) Earthworks.

6.2.2 WELLINGTON PROPOSED DISTRICT PLAN

The proposal is a **Discretionary Activity** with consent required for:

- a) Demolition or removal of buildings and structures in the Natural Open Space zone.
- b) Activities, buildings and structures in the Natural Open Space zone and within Sites and Areas of Significance to Māori.
- c) Works to and within a Significant Natural Area.
- d) Alteration of vegetation and the construction, addition or alteration to buildings within the Coastal Environment.
- e) Works within ridgelines and hilltops and special amenity landscapes.

6.2.3 PROPOSED NATURAL RESOURCES PLAN (APPEALS VERSION)

The proposal is a **Discretionary Activity** with consent required for:

- a) Land disturbance of over 3000m²
- b) Vegetation clearance on erosion prone land.
- c) The discharge of stormwater 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.
- d) The discharge of stormwater, including stormwater that may be contaminated by wastewater, into water or onto or into land where it may enter water

6.2.4 REGIONAL FRESHWATER PLAN FOR THE WELLINGTON REGION

The proposal is a **Discretionary Activity** with consent required for:

- a) The discharge of stormwater into surface water originating from an area of bulk earthworks greater than 0.3ha.

6.2.5 REGIONAL PLAN FOR DISCHARGES TO LAND

The proposal is a **Discretionary Activity** with consent required for:

- a) The discharge of sediment laden stormwater to land.

6.2.6 NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER

The proposal is a **Discretionary Activity** with consent required for:

- a) Reclamation of a river (if necessary for the construction of the cable car).
- b) Placement and use of a culvert (if necessary for the construction of the cable car).

6.3 SECTION (20) (3) (M) OTHER LEGAL AUTHORISATIONS

Under Section 20(3)(k) of the Act, a referral application must include a description of other legal authorisations (other than contractual) that the applicant considered may be required to commence the project.

The following authorisations will be sought:

- a) The Applicant will obtain an Archaeological Authority from Heritage New Zealand Pouhere Taonga ahead of commencing works on the site.
- b) 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.

7. OTHER MATTERS

7.1 SECTION 20(3)(N) OTHER APPLICATIONS

Under **Section 20(3)(n)** of the Act a referral application must include a statement of whether the applicant has already made consent applications or lodged notices of requirement under the Resource Management Act 1991 in respect of the same or a similar project and, if so, details of those applications and notices and any decisions made on them:

Taranaki Whānui confirms that no such consent applications have been made with respect to the proposal.

7.2 SECTION 20(3)(O) CLIMATE CHANGE AND 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).

7.3 SECTION 20(3)(P) TRACK RECORD

Under **Section 20(3)(p)** of the Act, a referral application must include a summary of compliance or enforcement actions (if any) taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of these actions.

No enforcement or compliance actions have been taken against Taranaki Whānui.

8. CONCLUSION

This is an application by Taranaki Whānui for referral to an Expert Consenting Panel under the Covid-19 Act for consent to undertake the Mātai Moana Kainga/Papakainga development at the former Mount Crawford prison site in Maupua, Wellington. The Project will provide up to 700 homes, as well as supporting commercial and community amenities, on leasehold land to be held by Taranaki Whānui in perpetuity.

Under the Act, the Project will progress faster than using the 'standard' RMA processes. House construction under the standard RMA process would not be likely to occur until 2029/2030, at the earliest. The fast-track consenting process would allow construction to commence on site in mid-2024.

In addition to the Project's outcomes reaching the community faster via the Act, the project will promote significant positive cultural outcomes, having been driven by a Cultural Design Approach. Mātai Moana will embody manaakitanga, providing affordable housing opportunities for all communities who wish to take up the opportunity.

The proposed residential development will help to reduce land demand pressure and make further residential housing available. This increase in housing supply will help to alleviate pressure on the housing market and will contribute towards improved housing affordability in the long term.

In addition, the Project will provide employment and growth in a way that supports the region's recovery from the economic and social impacts of COVID-19. There will be significant investment in the local community of approximately \$600 million, providing jobs and significant flow-on economic benefits beyond solely the construction industry.

There is no potential for the proposal to have residual significant adverse environmental effects, and as outlined in Section 3.4, adverse effects will be avoided, remedied or mitigated to an acceptable level. Effects can be readily managed through conditions.

Mātai Moana is consistent with the objectives and policies in the NPS-UD, which is considered to provide the overarching policy direction for the development of urban areas. The provision of up to 700 new dwellings through a holistically planned and well-functioning urban environment will deliver significant development capacity to an area of increasing demand and housing affordability issues. Taranaki Whānui's uri are significantly impacted socially, culturally, financially and environmentally by the challenges of housing affordability in Wellington. Mātai Moana is part of the solution to this.

This application and accompanying information demonstrates that the Project meets the criteria of the Act and therefore it is appropriate for the Project to be referred through the fast-track consenting process.

9. LIMITATIONS

This report:

- a) Is for the use by Taranaki Whānui and the Ministry for the Environment only and must not be used or relied upon by any other person or entity or for any other project; and,
- b) Has been prepared for a specific project described to use and its extent is limited to the scope of work agreed between the client and Scope Planning Limited.

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