

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

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

For office use only:

Project name: MILLARD AVENUE RESIDENTIAL DEVELOPMENT
Application number: PJ-0000864
Date received: 16/02/2023

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

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

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

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

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

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

Part I: Applicant

Applicant details

Person or entity making the request: DMST INTERNATIONALS LIMITED

Contact person: DANIEL ZHANG

Job title: DIRECTOR

s 9(2)(a)

s 9(2)(a)

Postal address:

7 Rata Road, Hataitai, Wellington, 6021, New Zealand

Address for service (if different from above)

Organisation: SCOPE PLANNING LIMITED (AGENT)

Contact person: STEPHANIE BLICK

Job title: DIRECTOR / PRINCIPAL PLANNER

s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

Postal address:

L2 / 12 ALLEN STREET, TE ARO, WELLINGTON 6011

Part II: Project location

The application: does not relate to the coastal marine area

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

Site address / location:

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

42 and 64 Millard Avenue, Kuripuni, Wellington, 5810, New Zealand

Legal description(s):

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

SEC 103 SO 34530 and SEC 104 SO 34530

Registered legal land owner(s):

DMST INTERNATIONALS LIMITED

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

THE APPLICANT IS THE LAND OWNER

Part III: Project details

Description

Project name: MILLARD AVENUE RESIDENTIAL DEVELOPMENT

Project summary:

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

Subdivision and land use consent for a residential development comprising 116 residential units and associated open space, infrastructure servicing, access and roading and earthworks.

Project details:

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

REFER FURTHER DETAIL IN THE REFERRAL APPLICATION

DMST Internationals Limited seek referral to utilise the fast-track consent process to obtain the necessary resource consents for the residential development at 42 and 64 Millard Avenue, Masterton. The development will comprise:

1. Subdivision to create approximately 120 residential allotments of which 44 will contain detached duplexes;
2. Land use to construct up to 120 residential units;
3. Creation of open space areas including a central pocket park that, subject to agreement by Council, may be vested as reserve;
4. Infrastructure servicing associated with the subdivision and development, including roads, parking, and three waters infrastructure including the creation of a stormwater detention basin to ensure hydraulic neutrality is achieved as part of the development; and,
5. Bulk earthworks

While the Site is currently zoned Rural under the District Plan, the subdivision and development are predicated on the adoption of the residential subdivision, roading and building standards outlined in the Draft Combined Wairarapa District Plan ("the Draft Combined Plan").

RESIDENTIAL DEVELOPMENT

As further described in the Urban Design Statement, the Project is consistent with existing and anticipated residential character in the immediate area and extends housing choice through the inclusion of duplexes. Vacant/ detached lots measure at least 400m² and all have a regular shape and proportion which can result in efficient and functional residential use.

With the exception of three large "rear" lots which utilise the deep width of the internal blocks, all lots have a clear public frontage and opportunity for private open space at the rear. The orientation of the site enables all dwellings to access direct sun in internal and external living spaces at some point of the day. There are only a handful of north facing lots (either rear lots or along the south eastern boundary but these lots are all of a larger size that can enable living spaces to access sun either to the front or to the side (or both).

With respect to the proposed duplex lots, these typologies are located internally, and away from external interfaces in order to respect the existing character of Millard Avenue. They can comply with relevant development standards and achieve good residential amenity in relation to solar access, privacy and outdoor space. Both single and double storey duplexes can be accommodated on the proposed sites which enables a variety of house designs and lifestyle choice, including universally accessible designs which may prove attractive to elderly people seeking to remain in the community or be attracted from the surrounding areas.

PROJECT SERVICING

The project engineers have confirmed that the site can be adequately serviced with water supply, wastewater disposal, stormwater disposal and telecommunications. Specific details of the proposed infrastructure are outlined in the *Infrastructure Assessment* attached in **Appendix Three** and summarised as follows:

Wastewater

- MDC have a planned Millard Avenue upgrade which involves the construction of a new public wastewater network, conveyed via gravity towards a proposed pump station at 41 Andrew Street. The currently designed

catchment for this pump station is approximately 30.5 ha and includes the Site. The landowner and MDC have agreed an additional per-lot contribution payment for all new development benefiting from the upgrades.

- Based on the 'worst-case' assumption that a single continuous gravity network is not feasible, wastewater discharge options are as follows:
 1. One centralised wastewater pumping station discharging to the proposed Millard Avenue upgrade wastewater network
 2. Individual pump stations on each dwelling discharging to a new gravity network within the development and subsequently to the Millard Avenue wastewater network.

Options 1 and 2 will only be considered in the unlikely situation that the proposed development cannot automatically connect by traditional standard gravity connection to Council's new upgraded network within Millard Ave.

- Both options require the wastewater to be stored in tanks on-site. Suitable pre-treatment systems will be installed to mitigate the risk of septicity to the downstream network whilst odour control would also need to be integrated in the design.

Stormwater Discharge

- MDC have a plan to upgrade the stormwater network along Millard Ave that entails maintaining the existing roadside table drains/culverts, providing catchpits to capture surface flows from the road and installing new culverts where required. All surface flows that fall towards Millard Avenue will continue to be conveyed by the road-side table drains and any surface flows within the Site, which flow away from Millard Avenue, will be conveyed by the existing open artificial watercourses around the Site boundary.
- Therefore, it is proposed to construct a new piped public stormwater network within the road corridor which will discharge to two attenuation basins located at the south-eastern corner of the site prior to eventual discharge to Watercourse C (refer Figure 4 of the *Infrastructure Assessment*).
- The proposed public pipe system will be designed to cater for the catchment in the 1 in 10-year ARI storm interval whilst the attenuation basins will be sized for the 2, 10 and 100-year ARI storm events.
- The stormwater system will be designed with the principles of Te Mana o te Wai and Water Sensitive Urban Design. This will be done by preserving vegetated areas around the property, treating stormwater runoff and providing peak flow attenuation.

Stormwater Treatment

- GWRC will require the treatment of stormwater runoff from the new roads and hardstand areas and, as such, and similar to the new subdivision at 45 Millard Avenue, rain gardens will be integrated into the design.

Potable Water Supply

- It is proposed to extend the 100mm diameter watermain from its point of termination at 34 Millard Ave to the Site. A public 100mm watermain will then be extended into the Site and looped with 50mm rider mains where required.
- New connections with new water meters will be installed directly off these new water/rider mains for each new Lot.

PROJECT ACCESS

Except where direct access will be provided from Millard Avenue for the front allotments, access will be provided via a new internal road that has been designed to Council standards.

Road typologies will be in accordance with local Council standards for residential subdivisions and facilitate pedestrian access. The proposed main roading network will consist of a 7.2m formed carriageway for the main road. Rear access lots without main road frontage will be serviced by private/common driveways. The typical legal width for the private accessways is 3.5m (2-4 households) or 6.0m (5-10 households). It is intended that the main internal road be vested in Council as a public road. Refer further details in the *Infrastructure Assessment*.

EARTHWORKS

The Project requires earthworks to create building platforms, roading, associated batters, installation of infrastructure and the formation of stormwater detention basins. In total, earthworks will involve a volume of approximately 20,000m³ cut to waste, 5,000m³ cut to fill and 65,000m³ of imported fill and will be spread over an area of approximately 7.45 hectares. The works will likely have maximum cut depths of 1 metre and maximum fill depths of 2.5 metres.

As the existing Watercourses A and B are farm drains that do not have upstream connectivity, i.e., they originate within the site, these will be removed to accommodate the proposed development.

FUTURE DWELLINGS

Given the current zoning of the Site, land use consent will also be sought to authorise the construction of dwellings on all the proposed allotments. That way, future owners of the allotments will not need to seek their own resource consent to facilitate development. In lieu of house designs for each allotment, the applicant proposes to develop bulk and location standards based on residential and medium density zone standards in the Draft Combined District Plan. These proffered controls that will be imposed on each allotment via consent notice. It is likely that some allotments may have lot-specific building controls to manage particular interface issues (i.e. dwellings adjacent to rural boundaries and the open space area).

In addition, a design guide will be prepared to promote new development of a consistent and high quality and complement the wider area. Their purpose is to ensure an appropriate design response to the location, a liveable environment and visual integration with the surrounding residential and rural environment. Compliance the guidelines provides certainty to all property owners that high quality urban design outcomes will be achieved. It also gives certainty to Council and adjoining land owners that development will not create any adverse effects on their ongoing operations.

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

No staging of the project is proposed.

Consents / approvals required

Relevant local authorities: Greater Wellington Regional Council, Masterton District Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

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

Legal description(s)	Relevant plan	Zone	Overlays	Other features
SEC 103 SO 34530 and SEC 104 SO 34530	Wairarapa Combined District Plan - Masterton Edition	Rural (Special) Zone	Air Noise Corridor - 55DbA	NA

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

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

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Wairarapa Combined District Plan	Rule 20.1.7	Subdivision that does not comply with the	Non Complying	Entire site

		permitted and restricted discretionary activity standards		
Wairarapa Combined District Plan	4.5.5(e)	Residential activities that do not meet one or more of the standards for permitted or controlled activities.	Restricted Discretionary	Entire site
Wairarapa Combined District Plan	21.4.14	Roads, Access, Parking and Loading Areas (a) Any activity that does not comply with the requirements in Rule 21.1.25. N.B the proposed roads have been designed to comply with these standards but this rule is included if minor deviations are required.	Restricted Discretionary	Entire site
GWRC Natural Resources Plan	Rule R101	Under Rule R99 of the PNRP-AV, the use of land, and the associated discharge of sediment-laden runoff stormwater into water, or onto or into land where it may enter water, from earthworks of up to a total contiguous area up to of 3,000m2 per property per 12-month period is a Permitted Activity, provided that conditions are met. The proposal will exceed 3,000m2 in area per 12-month period. Therefore, the earthworks and associated discharges of sediment laden stormwater to land where it may enter water requires consent for a Discretionary Activity under Rule R101. For completeness and while not applicable, the project engineer has confirmed that the proposed earthworks will comply with the conditions of Rule R99.	Discretionary Activity	Entire site

GWRC Natural Resources Plan	Rule R52A	<p>Restricted Discretionary Activity</p> <p>The proposal includes the discharge of stormwater to a new piped network that will discharge to the existing reticulated network.</p> <p>Under Rule R48A of the PNRP-AV, 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, from:</p> <p>a) a new urban subdivision or development associated with earthworks up to a total area of 3,000m² per property per 12-month period, or</p> <p>b) a new urban subdivision or development in an area where a stormwater management strategy in accordance with Schedule N (stormwater strategy) applies is a permitted activity provided the following condition is met:</p> <p>c) the discharge shall comply with the conditions of Rule R48 except condition R48(c).</p> <p>is a Permitted Activity provided that conditions are met.</p> <p>The new development includes associated earthworks that exceed 3,000m² and therefore the proposal is unable to comply with the above rule.</p>	Restricted Discretionary	Entire site
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		Under Rule R52A of the PNRP-AV, the discharge of stormwater from a new subdivision or development into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing local authority stormwater network, that is not permitted by Rule R48A is a Restricted Discretionary Activity.		
GWRC Natural Resources Plan	R53	<p>Discretionary Activity</p> <p>It is not clear in the Summary of Decisions documentation whether the 'stormwater to land' provisions apply in addition to the provisions related to stormwater discharge associated with new urban development. For completeness, assessment against the stormwater to land provisions is provided below.</p> <p>Under Rule R49 of the PNRP-AV, the discharge of stormwater onto or into land, including where contaminants may enter groundwater, from an individual property is a permitted activity provided that conditions are met. Condition (a) requires that the discharge is not from, onto or into SLUR Category III land contaminated land. The proposed operational stormwater discharges will comply with all of the conditions of Rule R49.</p> <p>Under Rule R53, the discharge of</p>	Discretionary	Entire site

		stormwater, including stormwater that may be contaminated by wastewater, into water or onto or into land where it may enter water, that is not permitted by Rules R48, R48A or R49, or controlled by Rule R50, or a restricted discretionary activity under Rules R51, R52 or R52A is a Discretionary Activity.		
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Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

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

NO PREVIOUS APPLICATIONS MADE

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

NA

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

While there are no recorded archaeological sites on the subject site, for completeness, the Applicant will obtain an Archaeological Authority from Heritage New Zealand Pouhere Taonga ahead of commencing works on the site.

Construction readiness

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

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

In all respects the Project is "shovel ready" with enabling works expected to commence within approximately 3 - 4 months of receiving consent, and the Project developed over four years from commencement. DMST International Limited directly manages all of its development projects internally and therefore has a high degree of control over the construction process, including quality and the careful management of temporary construction effects.

The anticipated timeframes for development are as follows:

1. Planning Fast Track – 12 Months (February 2023 – February 2024)
2. Detailed Design and Council Engineering Approvals – 6 Months (November 2023 – March 2024)
3. Civils and Earthworks – 18 Months (March 2024 – August 2025)
4. Housing Construction – 24 Months (July 2025 – July 2027)

For reference, a draft development programme is attached as **Appendix Three**. This programme anticipates that civil and earthworks will be undertaken in one stage.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

NA

Local authorities

Detail all consultation undertaken with relevant local authorities:

MASTERTON DISTRICT COUNCIL

Correspondence has been undertaken with Masterton District Council on all levels including with Senior Executives and with Council Officers, including the team responsible for the preparation of the IAF application that sought funding for the infrastructure upgrades for Millard Avenue and Andrew Street.

As noted, the landowner and its consultants have worked closely with the relevant planning, engineering and finance staff to agree an additional development contribution to bring forward the necessary infrastructure upgrades.

GREATER WELLINGTON REGIONAL COUNCIL

At the time of writing no formal correspondence has been undertaken with the Regional Council, however a pre-application meeting and site visit is scheduled.

Other persons/parties

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

NA

Detail all consultation undertaken with the above persons or parties:

NA

Part V: Iwi authorities and Treaty settlements

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

Iwi authorities and Treaty settlement entities

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

Iwi authority	Consultation undertaken
Rangitaane o Wairarapa	No consultation undertaken as of yet
Ngati Kahungunu ki Wairarapa	No consultation undertaken as of yet

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

Treaty settlement entity	Consultation undertaken
No details	

Treaty settlements

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

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

NA

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

Customary marine title areas

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

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

NA

Protected customary rights areas

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

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

NA

Part VII: Adverse effects

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

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

REFER DETAILED ASSESSMENT IN THE REFERAL APPLICATION

SOCIAL AND ECONOMIC EFFECTS

The Project will enable the development of approximately 115 homes in an area that is facing a shortfall in 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. This increase in housing supply will enable the social and economic wellbeing of the community to be maintained and enhanced.

The variety of lots provided enables the delivery of the range of housing typologies proposed. This range will cater for residents of differing demographics and stages of life, which will satisfy the on-going needs of future generations.

In addition, the employment opportunities enabled by the Project will positively impact the social and economic wellbeing of workers and the communities that will benefit from their employment.

In relation to housing affordability, the proposal helps to achieve the NPS-UD objectives as it increases the range of housing available to the market. The proposal would provide additional housing within the \$650,000 - \$1,200,000 price range.

IMPACTS ON WATERCOURSES

As noted, there are no streams located on the site. The farm drains within the site will be removed and like the current situation, the drains around the periphery of the site will be utilised for stormwater management. Attenuation

will be implemented to achieve hydraulic neutrality for the site and ensure that post-development peak discharges do not exceed the pre-development peak stormwater discharges. A new piped public stormwater network within the road corridor which will discharge to two attenuation basins located at the south-eastern corner of the site prior to eventual discharge to Drain C. The proposed public pipe system will be designed to cater for the catchment in the 1 in 10-year ARI storm interval whilst the attenuation basins will be sized to attenuate for the 2, 10 and 100-year ARI storm events.

While the ecological value of the adjacent drains is considered to be low, potential stormwater and sediment effects on these watercourses will be avoided and minimised. During earthworks, erosion and sediment control devices will ensure that sediment discharges to the watercourses is mitigated.

A Stormwater Management Plan ("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.

IMPACTS ON INDIGENOUS BIODIVERSITY

There are no areas of indigenous biodiversity that will be affected by the Project. Street and reserve plantings as part of the Project will be dominated by native species. In that regard, the project will support the establishment and prosperity of indigenous biodiversity.

LANDSCAPE AND VISUAL EFFECTS

The Site and surrounding area is not located within a significant landscape. Also, there are no identified areas of recreational, scientific, historical, or spiritual value on or near the Project site. Irrespective, the development has sought to respect the natural landform and the allotments have been designed to enable open space around dwellings, as well as providing public open spaces and connections to adjacent properties.

If the referral is approved, the resource consent 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, as well as a landscape and visual effects assessment that will address these potential effects.

EFFECTS ON RURAL CHARACTER AND AMENITY

The development of the site for residential purposes has the potential to impact on rural character via the loss of rural land. The Project is designed to provide the most appropriate form of transition between the rural and urban interfaces.

It is considered that the loss of rural land in this location will not give rise to any significant adverse effects. The rural land comprised within the Project site is highly fragmented and modified. Furthermore, the site does not contain class 1-3 soils, meaning that protection of the soils on the site for production purposes will not be required under the National Policy Statement on Highly Productive Land (NPS-HPL).

The proposal has been developed with input from Lauren White of Urban Acumen. An *Urban Design Assessment* has been prepared and is attached in **Appendix Four**. With respect to the integration of the development with the surrounding locality, Ms White states that the rural interface has been appropriately managed by:

- *where practical, minimising the number of properties which adjoin the rural boundary through the location of passive open space (stormwater management areas) and orientating private internal and external open spaces away from the boundary (e.g. on the north western and south eastern boundaries); and*
- *providing larger lots along the boundary (e.g. western edge) to enable greater rear yard setbacks for dwellings.*
- *ensuring appropriate fencing and landscaping along the boundaries; and/or*
- *using a design guide and/or consent notices during future consenting processes to ensure appropriate architectural and landscape design limits/prevents any adverse effects or reverse sensitivity issues.*

RESIDENTIAL CHARACTER AND AMENITY / URBAN DESIGN EFFECTS

The layout of the Project provides a variety of choice through lot size, dimension, and orientation. Efficient roading networks, reserve networks and pedestrian and cycle networks are all integral components of the layout design which contribute to the residential character of the surrounding locality.

Internally within the individual lots, high levels of residential character and amenity will be maintained through the adoption of residential bulk and location standards that will be imposed via consent notices. The use of these standards will mitigate any potential cross-boundary effects relating to privacy, overshadowing and built-form dominance for example and will ensure appropriate allowances are made for outdoor open space and adequate

access to sunlight and natural light. These standards will also compliment the proposed landscaping treatments and contribute to a quality street scene.

The proposal, including the medium density development has been developed with Ms White of Urban Acumen. To support the proposal Ms White has prepared an *Urban Design Assessment* – refer **Appendix** Twelve. In summary, Ms White makes the following conclusion:

The proposal development exhibits good urban design outcomes and provides the opportunity to further establish good residential amenity and appropriate interfaces with the adjacent rural land.

In summary, it provides the following urban design benefits:

- *a logical extension to the existing urban area*
- *proposed and potential further design measures to address the rural interface*
- *good internal connectivity and future connectivity with adjacent land (should it be urbanised in the future)*
- *relatively consistent lot frontages and perception of density with existing development to the north of Millard Street*
- *efficient use of the land resource*
- *a priority for dwellings to front/face onto well designed and attractive public streets and a minority of accessways and rear lots*
- *a range of lot/housing options to extend the lifestyle choice in Masterton*
- *a new pocket park to function as the social heart of the development, contribute to residential amenity and provide opportunity for active recreation*
- *efficient and function lots which enable good solar gain for internal and external living spaces*
- *The development proposal is broadly consistent with relevant assessment frameworks and the next stage of design provides the opportunity to carefully consider detailed design outcomes.*

As such, the proposal is supported from an urban design perspective.

EARTHWORKS AND CONSTRUCTION EFFECTS

The Project requires earthworks to create building platforms, roading, associated batters, installation of infrastructure and the formation of stormwater detention basins. In total, earthworks will involve a volume of approximately 20,000m³ cut to waste, 5,000m³ cut to fill and 65,000m³ of imported fill and will be spread over an area of approximately 7.45 hectares. The works will likely have maximum cut depths of 1 metre and maximum fill depths of 2.5 metres.

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:

1. Final earthworks volumes and earthworks methodology;
2. Construction hours;
3. Construction noise;
4. Construction traffic management;
5. Erosion and sediment control;
6. Dust control; and,
7. Complaint management.

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

VISUAL EFFECTS FROM EARTHWORKS

As noted, the site is not identified in an area of outstanding or special amenity character and is generally flat therefore significant earthworks and landform modification is not necessary to support the development.

The proposed earthworks are relatively uniform and once construction is completed, the fill will be covered by buildings, roading and landscaping. No exposed earth will remain visible and there will be no visible scarring following completion of the works.

In addition, site works will be screened from residential properties to the north, east and west of the site via construction fencing covered in a suitable screening material.

EROSION AND SEDIMENT CONTROL

As noted, the resource consent application will include an earthworks methodology together with a Draft ECMP that will include erosion and sediment control plans and details including the sizing, location, maintenance and monitoring of the erosion and sediment control devices.

The erosion and sediment control methods will reference to the relevant GWRC guidelines and the Applicant will proffer a condition of consent that requires that earthworks and erosion and sediment control comply with these guidelines.

The proposed erosion and sediment control measures will be designed to meet or exceed the relevant guidelines. Measures related to erosion control are designed to slow down stormwater flows, dissipate energy, reduce the overall amount of sediment generated from exposed areas of earthworks, and decrease the overall volume of sediment transported to the sediment control devices. The measures to be employed include runoff diversion channels, clean water diversion channels, check dams and drop out pits, amongst others.

Sediment control will be managed by devices designed to reduce the loading of sediment discharged into the Site and wider environment, by allowing sediment to settle before it is discharged. The measures to be employed include sediment retention ponds, decanting earth bunds and silt fences amongst others.

The project engineers are confident that any potential erosion and sediment control effects can be appropriately mitigated on site via adherence to the relevant guidelines and proffered consent conditions.

ACCESS AND TRAFFIC EFFECTS

Council have identified road upgrades along Millard Avenue and Andrew Street that are necessary to support future development in the area. The landowner has worked with Council to agree an additional per lot development contribution to contribute to the proposed upgrades. This additional development contribution would apply to the development of the site.

The proposed access and roading through the site have been designed to meet Council standards and it is anticipated that the main internal road will be vested with the District Council as a public road. In addition, the following points are noted:

- The change in land use at the Site from its current rural/ activity to a more conventional suburban residential environment, will be supported by means of new transport infrastructure and off-site connections delivered as part of the subdivision development.
- The proposed internal movement network has been designed to provide a legible and well-connected development supporting both vehicular and active mode trips, with the new infrastructure being designed in accordance with the latest industry standard NZS4404:2010 'Land Development and Subdivision Infrastructure', as required by the Council's subdivision design guidance for new roads, inclusive of appropriate provision for both vehicular and active mode users.

By way of summary, it is considered that the development of the site for residential activities, with appropriate roading and active mode infrastructure connections to the existing network are able to support transport demands.

Ultimately, it is not expected that any significant adverse effects warranting substantial mitigation would be triggered by the Site.

An Integrated Traffic Assessment will be provided with the fast-track resource consent application a traffic modelling assessment using the Council's district wide transport model, to determine any associated impacts on the surrounding network. The future ITA will also include details of correspondence undertaken with District Council traffic engineers.

SUBDIVISION AND SERVICING EFFECTS

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 Memo attached in **Appendix Three**. Due to the subdivision occurring at 45 Millard Avenue, Council have confirmed they will bring forward the necessary wastewater upgrades provided that a special development contribution is charged. As noted, the landowner has agreed to pay the additional per-lot contributions.

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

CLIMATE CHANGE AND NATURAL HAZARD EFFECTS

The site is not located in a flood hazard area on GWRC or MDC flood hazard maps. Notwithstanding, 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.

The Project also includes the creation of a stormwater detention basin to accommodate stormwater flows within the site to ensure that flood hazard is not exacerbated on adjacent properties (i.e. to ensure hydraulic neutrality is achieved).

Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices.

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, including areas identified by MDC for future growth. This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public 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 Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.

HISTORICAL AND ARCHAEOLOGICAL EFFECTS

There are no historical or archaeological features identified on the site in the Combined District Plan. Nonetheless, an archaeological is currently undertaking an archaeological assessment of the site. The final design of the development will incorporate any recommendations made as part of the 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.

CULTURAL EFFECTS

This referral application has been sent to representatives of Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa and they will be invited to prepare a Cultural Impact Assessment that will accompany the fast track consent application.

REVERSE SENSITIVITY EFFECTS

Rural activities

The establishment of a residential development on a site currently zoned Rural can create difficulties for neighbouring activities, with the main issue being complaints about the types of rural activities undertaken and their effects. Examples of such activities are intensive farming operations or horticulture. Such complaints can lead to requests for constraints being placed upon permitted rural activities.

The rural land to the north of the site does not support activity likely to give rise to reverse sensitivity effects of any significance.

Hood Aerodrome

As noted, a small portion of the site is located in the Air Noise Corridor. Future development within this area will comply with the specific requirements set out in the Combined District Plan.

Part VIII: National policy statements and national environmental standards

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

REFER ASSESSMENT IN REFERRAL APPLICATION

NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT

The NPS-UD applies to both regional and local authorities and Wellington Regional Council is identified as a Tier 1 Local Authority. Masterton District Council is not a Tier 1 or 2 local authority. The Regional Council, in its regulatory capacity, has recently responded to the NPS-UD through Plan Change 1 to the Regional Policy Statement.

Objectives 1, 2, 3, 4 and 8 of the NPS-UD are of particular relevance to the Project and this application. The Project will give effect to these objectives in the following ways:

1. If consent for this Project is granted, it will enable it to progress ahead of the changes to those planning documents to ensure that GWRC meets its housing bottom line obligations as required under NPS-UD.

2. The Project will also enable enhanced competitiveness which will assist with housing affordability. Affordability is not the sole outcome of encouraging competitive markets as competitiveness can also promote a higher quality of developments as competitors seek to create points of difference to attract purchasers.
3. The infrastructure assessment confirms that the Project can be effectively integrated with infrastructure planning, funding and delivery. The landowner has already agreed an additional development contribution to ensure the necessary infrastructure upgrades align with the development.
4. Based on satisfying the first two components of Objective 6, the Project is entitled to benefit from 'responsive' decision making.
5. The development will contribute to a well-functioning urban environment given the location and layout of the project, as well as the provision of shared paths, 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.

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.

Housing capacity and demand issues include current and increasing shortfalls in housing stock and increases in housing demand as highlighted in the Masterton District Housing Stocktake (refer Appendix Six). The key findings of this stocktake area the following:

Masterton's housing is becoming increasingly unaffordable, both for tenants and prospective home owners. House prices rose 13% in the year to December 2018, and the average weekly rent increased over 6% in both 2017 and 2018. The rising cost of housing is making the home ownership dream out of reach for many more Masterton residents who are now being forced to rent for the foreseeable future.

The Sense Partners Median growth projections indicates that over the next 30 years, the Masterton market is estimated to require an additional 8,470 dwellings to accommodate projected growth out to 2051. While it is not necessary for some smaller councils to provide sufficient capacity based on incorporating NPS-UD buffers, providing such a buffer allows markets to operate more efficiently, maintain relative competitiveness and provide greater choice in location, price and typology.

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 overcome the issue of housing supply. As noted above, this recognises that, for a range of reasons, not all feasible development capacity will be taken up. In addition, accommodating future growth requirements would secure the economic benefits associated with more efficient use of existing land resources and infrastructure, whilst providing sufficient capacity and location, typology and price choice in the market.

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 not contrary to this policy direction. In fact, it is entirely consistent with it.

Policy 6 states that, when making planning decisions that affect urban environments, decision-makers have particular regard to a number of matters. 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 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 change 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 to development capacity of the District.

Prior to exploring this referral process, work had advanced to explore a private plan change as an out of sequence land release (as envisaged by Policy 8 NPS-UD). Given the timing advantages of consents processed under this Act, these plan change works have been placed on hold. As noted above, the applicant will engage in the district plan review process, but like a plan change process, developing the site under these standard RMA processes will mean a 2-4 year delay in delivery.

While the Proposal might be considered to be “ahead” of the district plan review, 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. The granting of consents under this Act enables development to progress to meet the capacity constraint and contribute to the provision of employment and economic stimulus in the wake of the pandemic and will be followed by a rezoning via the current District Plan review process.

In that context, the provision of approximately 115 homes over 4-5 years, will deliver development capacity to an area of high demand. Further, it will enable more people to live in an urban environment which is close to a centre zone and where, based on population projections and the shortfall in land supply, there is high demand for housing relative to surrounding areas.

The location and layout of the project, as well as the provision of 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. Further, while the Project may be inconsistent with the current provisions of the District Plan that relate to the current zoning of the Site, this inconsistency will be remedied when the site is rezoned via the District Plan Review. In the meantime, the NPS-UD however is considered to provide the overarching policy direction which enables the constraints of the outdated District Plan to be overcome for proposals which provide development capacity and contribute to a well-functioning urban environment.

NPS-FM

The NPS-FM 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 resource consent application. In short however, it is considered that the Project is consistent with the relevant objectives and policies.

Part IX: Purpose of the Act

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

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

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

ECONOMIC BENEFITS DURING CONSTRUCTION

Construction has historically been a major driver for growth within New Zealand, directly employing about 258,000 people in residential, heavy and civil construction, and construction services.[1]

Due to the effects of COVID-19, a number of projects have been delayed due to the periods of lockdown New Zealand underwent as a response to the virus. As a result, MBIE conclude that the construction sector will be reliant on a pipeline of fast-tracked consent activity, which will also work as a part of the economic recovery and rebuild following COVID-19. Fast-tracked construction activity (such as this Project) is envisaged to fill the gap in terms of employment and construction activity where funding for private developments may be heavily impacted by the pandemic.

The project would create a considerable number of jobs within the construction industry. The national 'value-added per employee' for each section has been used to estimate the full-time equivalent (FTE) employment for this project. It is estimated that the construction of the proposed development would result in a total of 247 FTE jobs (62 FTE per year) and would contribute \$104 million to GDP. These jobs would be in roading, construction, landscaping, planting, land surveying, administration and support services and other related activities.

More generally, the proposed development would provide additional employment and increase the range and relative affordability of housing in the area. The project would have a positive impact on the social and cultural well-being of current and future generations by increasing the housing supply within the area.

Additionally:

1. The development will deliver 116 new homes into the market, with a focus on delivering a range of tenure types, including standalone housing and more affordable terrace houses.
2. The development of the site will address a significant under supply of housing in Masterton that is experiencing chronic housing affordability issues and Masterton, which has historically been seen as being affordable, is now unaffordable to most.
3. There will also be associated financial and development contributions for local councils as part of the development.

Indirect benefits include supplies and services purchased by the construction team, or by contractors engaged by DMST International Limited. These include the wholesale and retail building supplies, and legal, telecommunications, administrative and accounting services. The vast majority of DMST International Limited's contractors and materials are locally sourced, ensuring that the benefits remain within the local economy. Other professional services, such as real estate and conveyancing services, are expected to benefit as housing is released into the market

ECONOMIC BENEFITS POST COMPLETION

The economic impacts of the Project will include flow-on effects that arise indirectly from the development, these include:

1. Salaries earned by local residents being spent on purchasing household goods and services, boosting the regional economy;
2. Increased housing both through the provision of new housing in the development and the release of existing homes which are released back on the market;
3. "New money" coming into the area as a result of the development;
4. Increased household incomes flowing through the local community; and
5. Possible increased visitor benefits.

The Project also facilitates off-site infrastructure upgrades that will support both the existing neighbourhood and future growth in the area. This infrastructure would not otherwise be provided given that it was removed from the LTP due to lack of funding. This upgrading of infrastructure will lead to social and economic benefits to the surrounding community.

[1] Construction factsheet: October 2020, COVID-19 economic update, MBIE.

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

The Project provides for the development of housing to meet the identified shortfall by way of an expansion to an existing residential development in a location identified by MDC as being appropriate for that purpose. This increase in housing supply will enable the social and economic wellbeing of the community to be maintained and enhanced.

The variety of lots provided enables the delivery of the range of housing typologies proposed that will cater for residents of differing demographics and stages of life which will satisfy the on-going needs of future generations. In addition, the employment opportunities enabled by the Project will positively impact the social and economic wellbeing of workers and the communities that will benefit from their employment.

With respect to cultural wellbeing, the Applicant will commence engagement with Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa over the proposed development and any further updates on this consultation will be provided to MfE.

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

The Project will progress faster than using the alternative RMA processes. Obtaining consent by way of the District Plan review process and subsequent consents under the 'standard' RMA process is expected to take 3 – 4 years depending on appeals. Subdivision would likely occur in 2028/2029.

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

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

Employment/job creation:

As noted in the attached Business Case and Economic Assessment, over 247 FTE will be created by the Project and will contribute \$104 million to the economy.

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:

Masterton District's median house price increased from \$240,000 in 2010 to a record high in 2021 at \$609,000, equating to a 154% increase. This signals a growing attractiveness of the district. There was also a large increase in the number of property sales after the September Quarter in 2014 which has continued through to the most recent data, there were 151 properties sold each quarter between 2015Q1 and 2021Q2.

The Sense Partners Median growth projections indicates that over the next 30 years, the Masterton market is estimated to require an additional 8,470 dwellings to accommodate projected growth out to 2051. While it is not necessary for some smaller councils to provide sufficient capacity based on incorporating NPS-UD buffers, providing such a buffer allows markets to operate more efficiently, maintain relative competitiveness and provide greater choice in location, price and typology.

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 overcome the issue of housing supply. As noted above, this recognises that, for a range of reasons, not all feasible development capacity will be taken up. In addition, accommodating future growth requirements would secure the economic benefits associated with more efficient use of existing land resources and infrastructure, whilst providing sufficient capacity and location, typology and price choice in the market.

The Project would also reduce land demand pressure and make further residential housing available as new owners release their properties to the market.

Contributing to well-functioning urban environments:

The Project is located on a site that is adjacent to a new residential development and on the periphery of the Masterton township. The Site therefore represents a logical expansion of an existing urban area.

The Project contributes to well-functioning urban environments for the following reasons:

1. The Project will achieve a positive interface with the existing and emerging residential environment and maintain the amenity and operational functions of surrounding rural properties and the hood aerodrome.
2. The Project provides appropriate connectivity to adjacent urban areas.
3. Given its location in close proximity to public transport and the Masterton town centre, it is suitable for the level of density proposed. Refer further assessment in the *Urban Design Assessment*.

4. While the Site will be modified through earthworks and building construction, the proposal will result in a concentrated urban form surrounded by areas of open space.
5. Access, parking and servicing will be designed to meet the relevant provisions of the District Plan or industry recognised best practice standards;

The following points regarding the site were noted by MDC in its IAF application:

- The proposed housing development is based within the urban area of the Masterton District (Masterton is comprised of one urban township, with rural and coastal areas). As of 1 August 2021, there were 87 employment vacancies being advertised that are based within the Masterton District. Source: seek.co.nz
- The closest early childhood education facility and primary school are on South Road, which is an 8 minute walk/650m from the housing development. Secondary Schools closest to the housing development is Wairarapa College which is approximately 2.6km/30 min walk/5 minute drive.
- The Kuripuni Shopping Village is less than 2km/4 min drive/17 minute walk from the housing development. The Kuripuni Shopping Village has retail shops, a range of restaurants and cafes, a chemist, post shop, yoga studio, and supermarket (Pak n Save).

In summary, the location of the site immediately adjoining existing residential development and, means that the Project is a logical expansion of an existing urban area.

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

The Project would contribute to improving housing infrastructure in the Masterton area. MDC have long identified upgrades in this area and have agreed to bring forward these upgrades to support the subdivision at 45 Millard Avenue, this proposal, and any future development that may occur along Millard Avenue and Andrew Street. On average, for every dollar spent on construction, around 77% to 88% is retained in the region and the remaining 12% to 23% is present within the wider New Zealand economy.

The Applicant has also agreed to pay additional development contributions for the identified upgrades to support development of the site and wider area. Therefore, the standard developments that will also be paid will support local public growth infrastructure, public community reserves (including environmental initiatives) and employment from infrastructure and reserve projects.

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

Potential effects on the retained drains will be managed via the control of stormwater and sediment from the Site, 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.

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

Minimising waste:

This will be an eco-friendly development with waste minimization aligning with the Wairarapa Solid Waste Management and Minimisation Bylaw 2021.

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

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, by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure 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, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Climate change will also be taken

into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.

Promoting the protection of historic heritage:

HISTORIC HERITAGE

While there are no identified archaeological features on the site or in the vicinity, an archaeologist is currently undertaking an archaeological assessment of the site. The final design of the development will incorporate any recommendations made as part of the 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. In addition, the Applicant has commenced engagement with Ngāti Kahungunu over the proposed development and any further updates on this consultation will be provided to MfE.

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

The site is not located in a flood hazard area on GWRC or MDC flood hazard maps. Notwithstanding, 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.

The Project also includes the creation of a stormwater detention basin to accommodate stormwater flows within the site to ensure that flood hazard is not exacerbated on adjacent properties (i.e. to ensure hydraulic neutrality is achieved).

Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices.

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, including areas identified by MDC for future growth. This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public 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 Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.

The Project will also strengthen infrastructure resilience in the wider locality. As noted, the Project facilitates off-site infrastructure upgrades that will support both the existing neighbourhood and future growth in the area. This infrastructure would not otherwise be provided given that it was removed from the LTP due to lack of funding. This upgrading will lead to a more resilient public network.

Other public benefit:

The Project has brought forward much needed Council infrastructure upgrades that may not have otherwise been funded when included in the next Long Term Plan.

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

There is no potential for the Project to have significant adverse environmental effects. Also as detailed in the technical reports, potential adverse effects can be adequately avoided, remedied or mitigated to an acceptable level.

Part X: Climate change and natural hazards

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

The site is not located in a flood hazard area on GWRC or MDC flood hazard maps. Notwithstanding, 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.

The Project also includes the creation of a stormwater detention basin to accommodate stormwater flows within the site to ensure that flood hazard is not exacerbated on adjacent properties (i.e. to ensure hydraulic neutrality is achieved).

Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices.

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, including areas identified by MDC for future growth. This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public 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 Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.

Part XI: Track record

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

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

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

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Stephanie Blick (Agent)

15/02/2023

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.

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

Checklist

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

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