

Jacob Paget

From: Stephanie Blick s 9(2)(a)
Sent: Thursday, 16 March 2023 8:39 am
To: Fast Track Consenting
Cc: s 9(2)(a) ZHANG JIBIN s 9(2)(a)
Subject: FW: [COMMERCIAL]Request for additional information
Attachments: Millard Ave Urbanisation - Sewer Catchment.pdf; IAF RFP Millard Ave_Andrew St.pdf

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora,

In the interests in ensuring that the Stage 1 briefing is completed in time, my responses to points 2 and 3 are provided in **green** below. The economic report to satisfy point 1) should be completed on Friday. I'm happy to discuss my responses directly with

Ngā mihi,

STEPHANIE BLICK
PRINCIPAL PLANNER
s 9(2)(a)

From: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>
Sent: Thursday, 2 March 2023 2:47 pm
To: Stephanie Blick s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>
Subject: [COMMERCIAL]Request for additional information

Tēnā koe Stephanie

Further to our phone conversation on Tuesday 28th of February. Initial assessment of the Millard Avenue Residential Development project application under COVID-19 Recovery (Fast-Track Consenting) Act 2020 has commenced. The following information is requested to clarify the scope of the application and timing:

- 1. Report or memorandum from a suitably qualified economist to confirm that the economic benefits stated in Appendix 2 Envelope Engineering Project Statement are accurate.**

To be provided on or before Friday 17 March.

- 2. Information to clarify the relationship of the project to the referenced 45 lot controlled activity subdivision.**

The landowner owns the site at 45 Millard Avenue that is currently the subject of a 45-lot controlled activity subdivision. The proposed subdivision at 45 Millard is shown on the site context plans in the Urban Design Assessment.

All RFIs have been resolved and the Applicant and land owner are in the process of agreeing conditions and at the same time preparing an infrastructure agreement that sets out how infrastructure will be implemented to support the development. This application has been referenced in the referral as it is through this existing application that the landowner and council have determined the necessary infrastructure upgrades and the method in which to fund these upgrades.

3. Information or evidence of any consultation with the Council with respect to infrastructure servicing of the project, to confirm that the delivery of the project will not be delayed.

We have reviewed all email correspondence with Council regarding infrastructure upgrades and have found that the comms largely relate to 45 Millard Avenue. All comms relating to 42 and 64 Millard Avenue were during meetings or phone calls. That being said, the land owner and its advisors worked with Council on the IAF application that makes specific reference to 42 and 64 Millard Avenue. See attached IAF application for reference.

We have requested that the relevant Council officers confirm in writing that the infrastructure upgrades discussed and confirmed with the land owner as part of the 45 Millard Avenue development can service the development proposed in the referral. However, we may not receive this ahead of the Stage 1 briefing. We are however of the view that this confirmation is not needed for the briefing and further communications with Council can be provided to inform the Stage 2 briefing and MFE can specifically ask infrastructure related questions in the Stage 2 consultation phase.

It is acknowledged that the Council had identified the need to upgrade the WW network and water supply long before the land owner was engaging with Council on the proposed developments at 45 and 42/64 Millard. At the first pre-application meeting Council supplied the upgrade plans that had been developed and costed to include the works in the Long Term Plan. The works were included in the Draft LTP but taken out in the final. Hence, Council and the land owner have been working through a solution to fund the works.

The scope of the infrastructure works provided to us by Council is as follows:

Masterton District Council is proposing to upgrade Millard Avenue and Andrew Street to facilitate the urbanisation of the surrounding area. This project therefore involves:

- *Earthworks and subgrade formation of the road*
- *Extensions and upgrades to the existing Wastewater network including a new wastewater pump station. The design catchment is shown by the pink boundary on the attached plan. The culvert at the northern end of Andrews denotes the boundary and is a physical barrier to further gravity connections to the proposed southern wastewater network.*

N.B 42 and 64 Millard Avenue is within the serviceable catchment

- *Extension of the existing potable water supply network to service Millard and Andrews Street*
- *Urbanisation of Millard Avenue and Andrews Street including widening and kerb & channel installation, This has been appropriately designed to urban level service expected in the area.*
- *Rebuilding the existing Millard Avenue and Andrew Street Pavement according to design*
- *Footpath construction (one side only)*
- *Associated Stormwater Works for Millard and Andrews Street catchment only.*

As part of the 45 Millard Ave discussions, MDC and the land owner agreed the following option:

Option 2- Developer to contract to install water and wastewater extensions to allow timely development of the site. The intent of this option is that the developer will be contracted with the Council to deliver initial infrastructure upgrades (Millard Ave water main & wastewater mains extensions) via a tender process to support the development, with the actual costs offset against financial and infrastructure contributions. The developer/contractor will build to Council's design standards and be paid as a contractor to the Council, including progress payments and retentions. Area specific financial and infrastructure contributions will be payable separately as per the financial contributions. All works value, scope, design and delivery would need to be agreed and approved by Council engineers. This would be held as conditions of consent, for example:

- Millard Avenue is required to be upgraded to an urban standard, including roading infrastructure, sewer and water. The upgrading requirements including costs to service proposed lots at 45 Millard Avenue to the required standard, are to be provided to Masterton District Council for review and approval.
- Costs outlaid by the developer (as above) to upgrade wastewater and water systems to support the development at Millard Ave will be paid for by the Council and recovered from infrastructure and area specific contributions. These contributions will be set based on the estimated number of -new allotments from 41 Millard Ave to Andrew Street that will benefit from the upgrades. The final cost to be passed to any developer will be determined by Council as per the Infrastructure agreement.

Many thanks

Jacob

Fast Track Consenting

Ministry for the Environment | Manatū Mō Te Taiao

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reanga katoa.

