

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Local authority providing comment	Greater Wellington Regional Council
Contact person (if follow-up is required)	Shaun Andrewartha –s 9(2)(a)
	Richard Percy –s 9(2)(a)
	Click or tap here to enter text.

Comment form

Please use the table below to comment on the application.

Project name	Millard Avenue Residential Development
General comment – potential benefits	No comment
General comment – significant issues	<p>The National Policy Statement for Urban Development (2020) provides clear direction to enable more people to live in existing urban environments that are, among other factors, well-functioning, affordable, support reductions in greenhouse gas emissions and resilient to the current and future effects of climate change.</p> <p>The National Policy Statement for Freshwater Management 2020 (NPS-FM) requires freshwater to be managed in an integrated way which gives effect to Te Mana o Te Wai, prioritises the health and well-being of water bodies and freshwater ecosystems and considers the effects of land use and development on receiving environments. This includes strong direction for no further loss of inland wetlands, river extent and the protection of freshwater habitats. It is noted that this proposal involves the removal of multiple “farm drains” on a greenfield site. It is important these waterbodies are fully assessed to confirmed that they are not streams (including highly modified streams) as part of the consenting process.</p> <p>In regard to the policy framework, and in addition to those matters outlined in S104 of the RMA, the proposal should demonstrate consistency with the Wellington Regional Growth Framework and the most recent notified changes to the Regional Policy Statement, particularly as it relates to density, transport and other matters.</p> <p>If the proposal is accepted for fast tracking we strongly encourage the applicant to consult with GWRC prior to lodgement to ensure key issues are identified and appropriately addressed and a fit for purpose draft set of conditions is submitted with the application.</p>
Is Fast-track appropriate?	<p>There are some key issues that need to be carefully considered by MFE when making the decision as to whether the fast-track consenting process is appropriate. The following key issues indicate that local authority RMA consenting processes may be more suitable for this proposal:</p> <ul style="list-style-type: none"> - The site is not currently zoned for residential development in the draft Wairarapa Combined District Plan. This proposal is for a greenfield development seeking to urbanise a significant

	<p>parcel of rural land. We consider a public notification process should be required to facilitate public, community group and stakeholder input.</p> <ul style="list-style-type: none"> - The full RMA consenting pathway would provide the necessary time and focus to ensure all potential effects are fully understood and avoided and mitigated, and opportunities for achieving co-benefits are maximised. - The full RMA consent process presents an opportunity to apply a strategic lens and ensure that the development achieves the multiple outcomes sought by all aspects of national direction, the regional policy statement and district plans. - Section 235(g) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 identifies that one of the reasons for declining an application is that, "there is insufficient time for the application to be referred and considered before this Act is repealed." The Act is repealed on 8 July 2023 (Section 3). MFE will need to consider whether there is sufficient time for a panel to be formed, assess the application and make a decision prior to 8 July.
Environmental compliance history	DMST International Limited does not have any recorded compliance history with Greater Wellington Regional Council
Reports and assessments normally required	<p>Erosion Sediment Control Plan (ESCP)</p> <p>At a minimum a draft ESCP would need to be submitted with the application, but it is preferred if a final ESCP is submitted with the application. This should include calculations which show adequate sizing of all erosion and sediment devices. This should be prepared in accordance with the relevant GWRC guidelines.</p> <p>Ecological/Hydrological Assessment</p> <p>This assessment should include the identification and delineation of all natural wetlands and streams on site, assess the actual and potential effects on these (including hydrological changes, loss of habitat and any mitigation and offsetting measures) and measures proposed to avoid, remedy, mitigate or off-set those adverse effects.</p> <p>Operational Stormwater Assessment/Infrastructure Report</p> <p>Water Sensitive Urban Design measures will be required to minimise contaminants discharged from the site. Policies P73 and P79 of the Proposed Natural Resource Plan provide good guidance for preparing this report.</p>
Iwi and iwi authorities	<p>Rangitane o Wairarapa Kahungunu ki Wairarapa</p> <p>We note that the application states that there has been no consultation with iwi/mana whenua.</p>
Relationship agreements under the RMA	N/A
Insert responses to other specific requests in the Minister's letter (if applicable)	<p>Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?</p> <p>Please see comments above.</p> <p>Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?</p> <p>Please see comments above.</p>
Other considerations	N/A

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.

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Local authority providing comment	Masterton District Council
Contact person (if follow-up is required)	Steven May (Regulatory Manager)
	Christine Chong (Planning & Consents Manager)

Comment form

Please use the table below to comment on the application.

Project name	Millard Avenue Residential Development Project
General comment – potential benefits	The subdivision proposed to be undertaken is in the Special Rural zone with no services. The area has not been considered for rezoning by the Council in its proposed District Plan. The Plan is scheduled to be notified in late August/September 2023. There is little potential benefit in the development for the district other than there will be more residential sites available for purchase.
General comment – significant issues	<p>The site has significant infrastructure issues (no water, sewer or stormwater infrastructures) at present. The area is prone to a high-water table and surface flooding and when it does flood in the area it affects neighbouring properties stormwater including overflowing. Council is trying to resolve the infrastructure issues it has in the area. We are proposing some upgrading of the existing road and associated stormwater network in the next 2 to 3 years. We are proposing to install water and wastewater mains on Millard Avenue to service the urban side of the road. These upgrades may be several years away as Council negotiate access across land that will allow for the upgrades to occur.</p> <p>The Developer needs to acknowledge that Council will have Renewal Programmes in staged works which will alleviate current Sewer and Network issues at present.</p>
Is Fast-track appropriate?	The Council does not believe that fast-tracking of this application is appropriate.
Environmental compliance history	There is no environmental compliance history for these properties as it has never been developed. It is rural land that has been vacant and used as pastures at present. The sites do flood and so do adjoining properties.
Reports and assessments normally required	Infrastructure reports for stormwater management and sewer design will be required. A roading and transport report will also be needed as to how the development will provide access and what traffic will be generated that will determine the standard of roading required with such a development. The Council will also require assurance that there will be access to electricity, water and telecommunication services and finally assessment as to why this site zoned “rural” is appropriate for residential development when there are other residential land in the district already available for development and have services available for a development of this scale.
Iwi and iwi authorities	The Council consults with the following iwi in the district – Ngati Kahungunu ki Wairarapa and Rangitaane o Wairarapa

Relationship agreements under the RMA	Council has a working relationship with the two iwi under the RMA but the Council is not aware whether the developer has engaged with iwi on this development.
Insert responses to other specific requests in the Minister's letter (if applicable)	N/A
Other considerations	<p>The developer has a development that is on the opposite site of the road to this site which is zoned Residential and Council is processing the consent. At the moment, the decision been delayed as Council determines the services to be constructed and contributions to be applied to the development. The site is in the vicinity of the Masterton Airport and reverse sensitivity with respect to noise may be applicable.</p> <p>The Developer needs to acknowledge that Council will have Renewal Programmes in staged works which will alleviate current Sewer and Network issues at present.</p>

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