

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: 33 Main Highway
Application number: PJ-0000840
Date received: 06/12/2022

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

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

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

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

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

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

Part I: Applicant

Applicant details

Person or entity making the request: Wakefield Group Holdings Ltd

Contact person: Will Caccia-Birch

Job title: Chief Executive Officer

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

PO Box 54021, Mana, Porirua, 5247

Address for service (if different from above)

Organisation: Cuttriss Consultants Limited

Contact person: Elliott Thornton

Job title: Principal Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

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

Postal address:

PO Box 386, Paraparaumu, 5032

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.

Main Highway, Ōtaki, Wellington, 5512, New Zealand

Legal description(s):

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

Part Lot 1 DP 4176

Registered legal land owner(s):

Wakefield Group Holdings 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 owner.

Part III: Project details

Description

Project name: 33 Main Highway

Project summary:

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

Up to 150 residential lots / dwellings including up to 60 medium density residential dwellings and associated earthworks and infrastructure

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.

The purpose of the Project is to develop a vacant residentially zoned site for residential housing. The dwellings will consist of a mix of one and two storey standalone and semi-detached dwellings. Each dwelling will be within its own allotment.

The Project seeks to achieve additional housing of up to 150 dwellings in the Kāpiti District. It will supply a new housing choice that is affordable by design. It will support an increase in density and efficiently use a land resource within proximity to a range of retail, commercial, recreational, and transport options within Ōtaki. In its design, the Project also provide a pathway connection to the southwestern industrial land, which will allow for a future connection through this land eventually providing a pedestrian / cycle link right through to the Ōtaki River pathway network. The Project includes a planted stormwater treatment area along the north-eastern boundary of the site and will involve earthworks over a majority of the site.

In summary, the Project comprises the following key elements:

- Bulk earthworks that include discharges to land, and erosion and sediment control. In total, earthworks will involve a volume of approximately 20,000m³ which may be cut to fill or cut to waste and 10,000m³ of imported material for road construction /build pads and will be spread over an area of approximately 4.5 hectares. The works will likely have maximum cut depths of 3 metres and maximum fill depths of 2 metres.
- Earthworks and development within Flood Hazard (residual overflow and residual ponding) areas.
- Subdivision to create up to 150 residential allotments and associated roading, connections to the north and west, and a stormwater treatment and disposal area.
- Infrastructure servicing, including the creation of a stormwater treatment and disposal area to ensure hydraulic neutrality is achieved as part of the development. No rainwater re-use tanks are proposed with the buildings.
- Land use consent to construct up to 150 residential units and associated access and servicing.

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

The Project will be completed over a period of no more than five years. The likely staging is:

Year 1: Earthworks over the entire site, and commencement of civils (roading, water, wastewater, and stormwater networks)

Year 2: Subdivision of Stage 1, associated civil works, and construction of associated dwellings (approx. 50.)

Years 3 - 5: Subdivision of subsequent stages (2 and 3), associated civil works, and construction of associated dwellings (approx. 50.). As market dictates.

Consents / approvals required

Relevant local authorities: Greater Wellington Regional Council, Kapiti Coast 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
Part Lot 1 DP 4176	Kāpiti Coast District Plan	General Residential Zone	Transportation Noise Effects Route, Natural Hazards Overlay (Flood Hazard - Residual Overflow, Residual Ponding)	N / A
Part Lot 1 DP 4176	Greater Wellington Proposed Natural Resources Plan	N / A	Ōtaki River Category A Groundwater Zone	N / A

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
Kāpiti Coast District Plan	GRZ-R18	Land use consent for residential buildings that don't meet the relevant General Residential standards	Discretionary	
Kāpiti Coast District Plan	GRZ-R17	Acoustic fence / walls exceeding 2m	Discretionary	
Kāpiti Coast District Plan	GRZ-R22	Medium density housing outside of a Medium Density Housing Precinct	Non-complying	
Kāpiti Coast District Plan	NOISE-R23	Dwellings within a transportation noise corridor where no certificate is provided	Non-complying	
Kāpiti Coast District Plan	EW-R5	Earthworks exceeding the permitted volume or change in ground level	Restricted Discretionary	
Kāpiti Coast District Plan	SUB-RES-R32	Subdivision that doesn't meet minimum and average lot size, shape factor, and block length	Non-complying	
Kāpiti Coast District Plan	SUB-DW-R15	Creation of lots on land with peat or sand which doesn't meet the minimum dimension standard	Restricted Discretionary	

Kāpiti Coast District Plan	INF-MENU-R37	Buildings without a rainwater storage tank or greywater system	Non-complying	
Kāpiti Coast District Plan	TR-R11	Vehicle movements exceeding 100vpd	Discretionary	
Kāpiti Coast District Plan	TR-R15	New road without a dedicated cycle path	Discretionary	
Kāpiti Coast District Plan	ECO-R7	Trimming or modification of indigenous vegetation	Restricted Discretionary	
Greater Wellington Proposed Natural Resources Plan	R107	Earthworks exceed 3,000m2	Discretionary	
Greater Wellington Proposed Natural Resources Plan	R50	Stormwater disposal from a new subdivision and development over 3,000m2	Restricted Discretionary	
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	Regulation 10	Disturbing soil, subdivision of land, and change of use	Restricted Discretionary	

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.

N / A

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

N / A

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

N / A

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.

Ready to commence within 1 month of consent being granted. Currently at resource consent design.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Ministry for the Environment

An online COVID-19 Fast-track pre-application meeting was held on 27 January 2022 between the Applicant, project planner and manager (Will Caccia-Birch, Elliott Thornton and Nick Taylor) and the Ministry for the Environment representatives (Helen Willis and Rachel Ducker). Copies of the preliminary layout plans were circulated prior to the meeting to provide project context.

An online meeting was held on 12 October 2022 between the project planner and manager (Elliott Thornton and Nick Taylor) and the Ministry for the Environment representatives (Rebecca Perrett, Alison Grayston, Samantha Maxwell). The purpose of the meeting was to discuss the lodged application and that this would be withdrawn for a new application to be lodged using the MfE online portal and supported by an economic assessment.

Waka Kotahi NZ Transport Agency

The Applicant sought written comment from Waka Kotahi NZ Transport Agency. Mike Scott, Principal Planner, who did not raise any concerns with the proposed development and a copy of his comments are attached to this application.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Kāpiti Coast District Council

An online pre-application meeting was held on 1 September 2022 between the following parties:

- Applicant team; Will Caccia-Birch, Simon Barber, Elliott Thornton, Emma McLean, and Nick Taylor.
- Council team; John Peterson (Building officer), Gary Adams (Traffic Engineer), Linda Bruwer (Parks and Reserves (Contractor)), Eloise Carstens (Resource Consents Team Leader), Sarah Banks (Principal Resource Consents Planner), Sushil Timsina (Senior Dev Engineer), Thushan Heenkenda (Senior Engineer – Water & WW), Rita O'Brian (Stormwater and Coastal Engineer), and Issac Cant (Development Facilitation Lead)

Key points discussed related to:

- The proposed works
- Roding, pedestrian and cycleway links
- Servicing with three waters (stormwater, wastewater and water)
- Environmental effects

Feedback from KCDC on the design of the Project was mostly positive, with the Principal Planner noting that the layout was considered appropriate for the area and Zone. The Parks and Roding teams confirmed they would be able to support the local purpose reserve being dedicated as road (off the end of Moy Place). It was agreed that further conversations are required around stormwater disposal and treatment, and wastewater disposal and appropriate connections.

Greater Wellington Regional Council

An online pre-application meeting was held on 22 August 2022 between the Applicant, project planners and manager (Will Caccia-Birch, Simon Barber, Emma McLean and Nick Taylor) and Greater Wellington Regional Council representative, Alisha Vivian. Copies of the preliminary layout plans and a summary of the proposed Natural Resources Plan rule triggers were circulated prior to the meeting to provide context.

Key points discussed related to:

- Remediation plan for contaminated soils
- Treatment of stormwater from the road network and roof areas.
- Erosion and sediment control

No concerns were raised, and they did not object to the use of the fast-track process.

Other persons/parties

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

The applicant has commenced engagement with the respective Mana Whenua over the proposed development, noting that kōrero with Ngā Hapū o Ōtaki (NHoŌ) began in 2021. A hui was held on the 15th September 2022 with representatives from NHoŌ, the Applicant, project planner, engineer and manager (Will Caccia-Birch, Emma McLean, Jamal Rautao and Nick Taylor). Copies of the preliminary layout plans were provided prior to the hui.

Key points discussed related to:

- Stormwater management
- Infrastructure constraints
- Density
- Housing typology and affordability
- Pressure on medical facilities
- Consenting process and timing
- Recognition of cultural identity of NHoŌ in development

A hui was held on the 10 November with representatives from Muaūpoko, and the project manager (Nick Taylor).

Copies of the preliminary layout plans were provided prior to the hui.

Key points discussed related to:

- Recognition of cultural identity of Muaūpoko in development
- Muaūpoko interested in being involved in undertaking landscaping
- Cultural monitoring through construction
- Identification of any sites of significance to Muaūpoko

At the time of writing, no formal hui has been undertaken with Ngāti Toa. However, the Applicant understands that they will support the position of NHoŌ.

The applicant has engaged in conversation with the property owners of 68-72 Riverbank Road (to the west) and 145 Waerenga Road (to the north). Key matters raised by these property owners have included:

- Connectivity for future development (vehicular and pedestrian)
- Infrastructure (wastewater disposal and water supply)
- Reverse sensitivity with the Industrial Zone

These concerns have been considered and addressed through the design and as part of the assessment of environmental effects.

Detail all consultation undertaken with the above persons or parties:

As outlined above

Part V: Iwi authorities and Treaty settlements

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

Iwi authorities and Treaty settlement entities

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

Iwi authority	Consultation undertaken
Ngāti Toa Rangatira - Te Rūnanga o Toa Rangatira Inc	Sent plans and required a hui. They have confirmed our request but awaiting feedback.
Muaūpoko - Muaūpoko Tribal Authority Inc	Sent plans and requested a hui. They have confirmed they wish to prepare a Cultural Impact Assessment and we have held a hui to discuss the Project.
Ngāti Raukawa ki te Tonga - Te Rūnanga o Raukawa Inc	Engaged through preliminary stages prior to design. Have sought and received feedback and held a hui to discuss the proposal.

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.

See above

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

Customary marine title areas

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

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

N / A

Protected customary rights areas

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

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

N / A

Part VII: Adverse effects

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

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

Effects on general residential character

The layout of the development is consistent with anticipated outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the District Plan residential standards. The design provides a variety of choice through lot size, dimension, and orientation. The buildings will be two-storey which are lower than is enabled by Plan Change 2, which provides for three-storey buildings as a permitted activity in Residential

Zones. Efficient roading networks, reserves and pedestrian and cycle networks are all integral components of the design layout which contribute to the residential character of adjacent residential developments.

Internally within the individual lots, high levels of residential character and amenity will be maintained through the adoption of the residential standards. The design of the buildings, and wider development, has included input from building designers, urban designers and landscapers. 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 resource consent application will include the necessary building plans, landscaping plans, and urban design report to confirm compliance with these controls.

Building intensity effects

With regards to building intensity, the Project represents an increase in density than the surrounding area and neighbouring properties may anticipate, and therefore may notice an increase in activity and the presence of people including light and noise. However, this is consistent with the expectations of residential development. By virtue of their small size, the lots and outdoor spaces restrict the opportunity through availability of space for large gatherings or noisier outdoor activities. Further, the proposal includes measures to partially mitigated these effects by setting the dwellings at least 3m from any adjacent residential boundary, and a 1.8m fence which will provide for some visual screening.

Ecological effects

An ecological assessment has been undertaken which confirmed there are no wetlands, water bodies or vegetation which meets the criteria for ecological significance by the GWRC Regional Policy Statement - a copy of this is attached. Twenty-six Key Indigenous Trees were identified, with these species listed in the KCDC District Plan. While these trees have been assessed as having low-moderate ecological value, the applicant will undertake restoration planting within the eastern area of the site to ensure that the ecological values of the site are, as a minimum, maintained to a pre-development state.

It is noted that native and exotic bird species and native lizards may be present at the site. The applicant will proffer conditions of consent to ensure surveys are undertaken prior to any significant vegetation removal.

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.

Effects from earthworks and construction

The fast-track resource consent application will be accompanied by a draft Construction and Environmental Management Plan ("CEMP") that will address final volumes, methodology, construction hours, noise, and traffic, erosion and sediment control and management of complaints.

Anticipated effects of earthworks effects relate to visual impact, erosion and sediment control and dust management. The proposed earthworks have been designed to maintain the topographical characteristics of the site, which is generally flat. Visually, upon completion, they will be covered by a combination of buildings, roading, and landscaping. Any exposed earth will be limited in duration.

A Detailed Site Assessment has been prepared, as the Site was historically used for horticultural purposes. Some levels of contamination were discovered, and further delineation work will inform a Remedial Action Plan, which will accompany the fast-track resource consent application, if the referral application is approved.

During construction, the earthworks will be partially screened by appropriate erosion and sediment control measures, as outlined in the CEMP. The CEMP will include measures supported by the GWRC guidelines for earthworks as well as KCDC requirements. Conditions of consent will be proffered to ensure all works are undertaken in accordance with these documents.

Construction traffic will include a greater degree of heavy vehicles which are likely to have a potential impact on the surrounding residential properties. These are an anticipated part of residential development and will result in a degree of impact for a relatively short period of time when considered in the context of the life of the development. The earthworks will be designed to achieve a cut/fill balance to minimise external traffic movements as much as possible. Measures will be put in place to minimise the impacts of construction traffic using a Construction Traffic Management Plan to be approved prior to works commencing.

Traffic effects

The proposed access and roading through the site have been designed to meet Council standards and it is anticipated that the road will be vested with the District Council as a public road. The application will be supported by an Integrated Transportation Assessment (“ITA”) that will address traffic effects during construction and following completion of the development. The ITA will also record consultation that has been undertaken with Waka Kotahi NZ Transport Agency with respect to access to the State Highway. This correspondence is attached at Appendix 3. The ITA to be provided with the fast-track resource consent application will confirm the preliminary advice that the surrounding road network can accommodate the additional traffic from the Project and whether any mitigation or infrastructure upgrades are necessary.

Subdivision effects

The effects of the subdivision relate to the future use of the site as a residential area, as opposed to the current use of the site which is more attuned to a rural setting. The subdivision will allow dwellings to be built and a higher density of human activity in the site and surrounding areas than is currently experienced.

Infrastructure effects

The Project can be adequately serviced with water supply, wastewater disposal, stormwater treatment and disposal and power and telecommunications connections. The proposed stormwater, wastewater and water reticulation networks will be designed to Council standards. The final infrastructure design will be developed in consultation with KCDC and iwi to achieve an acceptable outcome with regard to the Council’s District Plan and the Subdivision and Development Principles and Requirements document, as well as the recently implemented Stormwater Management Framework. The fast-track resource consent application will include an Infrastructure Report that provides full details of the proposed servicing of the Project.

Natural hazard and climate change effects

Both the GWRC and KCDC flood hazards GIS maps indicate that much of the Site has a 1% AEP flood risk, with KCDC mapping the hazard as either residual ponding, or residual overflow. It is noted that the GWRC flood modelling standard requires flood hazards to be modelled with an allowance for climate change, including scenarios based on a 0.7 – 3.0-degree projected temperature increase (RCP2.6-RCP8.5).

Residual flood hazards have been modelled to manage scenarios across the Kāpiti Coast where the primary flood protection systems fail. It is important to note that the primary systems upstream of the Site when the hazard modelling was completed included the North Island Main Trunk Railway. In addition to this, the recently constructed Peka Peka to Ōtaki Expressway constitutes further primary system protection. Given the significance of the infrastructure acting as the primary flood protection systems, it is considered very unlikely that the primary systems will fail.

Landform modification will ensure overflow can be contained within the road and stormwater management areas (as secondary overflow paths). Building platforms will be set at levels which will ensure the dwellings can comply with the NZ Building Code requirements.

Climate change will also be taken into account in the sizing of the design and sizing of stormwater treatment and disposal systems including sediment control devices. The stormwater system will be designed to cater for a 1% AEP rainfall event including an allowance for climate change.

Seismic risk, inherent in most development within the Wellington Region, will be addressed through recommendations by the Geotechnical Engineers. There are no known fault lines in the vicinity of the Site.

The site is not in close proximity to the coast, and as such is not within a Tsunami Evacuation Zone, nor a Coastal Erosion Adaptation Area.

Development of the Site is also considered favourably in relation to reducing greenhouse gas emissions, when compared to development of other land of this scale located further from town centres. The Site is in close proximity to community and utilities infrastructure, employment opportunities and public transport connections.

Cultural effects

Initial correspondence has been undertaken with Ngā Hapū o Ōtaki (NHOŌ) and Muaūpoko who will be engaged to prepare a Cultural Impact Assessment that will accompany the fast-track resource consent application. Ngāti Toa have also been consulted and they may also prepare a Cultural Impact Assessment.

Reverse Sensitivity effects

The establishment of a residential development on a site directly adjacent land zoned Industrial can create difficulties for neighbouring landowners, with the main issue being complaints about the types of industrial activities undertaken

and their effects. To minimise the potential effects of the legally operating industrial activities, measures such as acoustic fencing, insulation and internal floor layouts will be included in the design of the residential development. It is also noted that the existing noise generating activity (concrete plant) is more than 100m away from the site boundary. Consultation is ongoing with the neighbour who is also currently investigating further development of the industrial land. Should the adjacent site be further developed, then the new small-scale industrial sites will add as a further buffer.

In addition to noise effects, the existing industrial area has the potential to generate dust which could cause nuisance effects. The Site positioning relative to the prevailing winds is favourable and acoustic fencing will also help to reduce dust being blown across the boundary. It is therefore anticipated that dust will not be an issue for future residents.

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:

National Environment Statement for Assessing and Managing Contaminants in Soil to Protect Human Health

- Potential contaminants from historical garden market, storage/spray sheds and potential for lead-based paint to have been used
- A detailed Site Investigation has been completed, and a remedial action plan (RAP) is being prepared
- Effects can be appropriately managed through the RAP

National Policy Statement for Urban Development

- Site is an existing urban environment and the NPS encourages intensification in urban areas where appropriate
- Anticipates change to urban areas which isn't in itself an effect
- The Project facilitates additional housing capacity while also contributing to well-functioning urban environments, considering the amenity values of neighbours and future occupants, and supporting reductions in greenhouse gas emissions through a contribution to a consolidated urban form and making use of existing infrastructure including public transport.
- The relevant objectives and policies are considered to be
 - o Objectives 1, 2, 4, and 8
 - o Policies 1, 6, 9(c), 9(d) and 11

Part IX: Purpose of the Act

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

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

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

The Project represents an investment in the local Ōtaki area by providing employment and flow-on economic benefits into the local community throughout the construction phase. There will be direct benefits for the construction, project management, engineering, architectural, and technical specialist industries.

Short-term economic benefits include:

- Job creation – it is estimated approximately 240 FTEs will be created over the duration of the Project. These will be across a wide range of sectors involved with the development, providing significant employment opportunities for people within the Kāpiti Coast District over a sustained period of time. It will provide a level of surety for job retention and security, particularly in specialist roles. This FTE calculation can be broken down into three stages:
 - Building construction sector (56 FTE)
 - Construction service sector (130 FTE)
 - Architectural, scientific, and engineering, incl. planning (55 FTE)
- Cash injection – the presence of contractors during construction in the immediate Ōtaki vicinity will encourage and support local businesses, predominantly in the hospitality and retail spaces. Financial and development contributions will be imposed by the resource consent which will benefit Kāpiti Coast District Council flowing through to the upkeep of infrastructure and reserves in the wider District.

Long-term economic benefits include:

- Cash injection – the development will deliver up to 150 new dwellings into the market, with future residents to live, shop and play within the Ōtaki area supporting local businesses. “New” money, through increased incomes, will flow through into the local community.
- Possibility for increased visitors and proximity to town or local centres.
- Rates.
- Servicing – infrastructure will be vested in Kāpiti Coast District Council increasing the areas for maintenance and operation. Rubbish and recycling collection services will also be increased, providing opportunity for increasing the personnel within these industries, e.g., truck drivers or engineers.

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

The Project will enable the development of up to 150 new dwellings in an area that has a shortfall in dwellings, and an increased pressure of urban sprawl north of Wellington. It will assist in Ōtaki meeting its shortfall of dwellings in a location zoned for residential development. The increase in housing supply will enable the social and economic wellbeing of the community to be maintained or enhanced in some cases.

There will be a variety of allotment and dwelling sizes, providing for a range of demographics supporting the on-going needs of future generations. Through a range of sizes and typology, there is a leaning towards affordability by design, in an area of the District that has the highest level of housing need and the greatest affordability pressures on its residents. Moreover, the development will encourage new people into the area across a range of demographics, which will enable employment opportunities and a positive impact on the social wellbeing of the community. Consultation is ongoing with Mana Whenua with regard to the proposed development and the priorities and outcomes of importance to Mana Whenua. Cultural Impact Assessments will be provided with the fast-track resource consent application.

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

It is estimated that the fast-track process will take around eight months from lodging a request for referral to obtaining a decision on the substantive application.

The following matters have been considered when assessing suitability for this process, compared to the RMA process:

- Based on recent experience, a traditional notified resource consenting route through Kāpiti Coast District Council is estimated to take 10 to 13 months

- The above does not account for the routine exceedances of statutory timeframes currently occurring.
- Any decision by KCDC under the RMA would be subject to the appeals process which could add significant delays.
- The Applicant would be required to seek separate consents from both the Kāpiti Coast District Council and Greater Wellington Regional Council.
- This consenting pathway is not preferable for this Project given Kāpiti Coast District Council's current workload and signalled processing delays.

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:

Based on preliminary estimated works, the Project will create around 240 FTEs across the duration of the Project. These will include flow-on economic benefits to the local community through construction jobs and local businesses supporting those employed on the Project.

The Project will also provide pedestrian linkages to public walkways.

Housing supply:

The recently updated Housing and Business Capacity Assessment (May 2022) published by the Wellington Regional Leadership Committee identifies a shortfall in current and future housing stock in the Region. This report identifies the number of dwellings needed to accommodate the projected growth for each housing area, including Ōtaki:

2021-2024

Standalone: 179

Joined Housing: 106

Total: 283

2024-2031

Stand Alone: 480

Joined Housing: 328

Total: 856

2031-2051

Stand Alone: 841

Joined Housing: 1,365

Total: 2,159

Total (over the next 30 years)

Stand Alone: 1,499

Joined Housing: 1,798

Total: 3,297

The Kāpiti Coast is seeing a continuing trend of residential growth, especially with the completion of Transmission Gully and the soon to be completed Peka Peka to north of Ōtaki expressway.

Contributing to well-functioning urban environments:

The Project is located on a site that is adjacent to residential development and on the periphery of the Ōtaki township. In anticipation of future residential development on the site, the adjacent development was designed with a future road connection. The Site therefore represents a logical expansion of an existing urban area.

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

- The Site is within walking distance to existing amenities and the town centre, which will readily service future residents. The New World supermarket is within nine minutes' walk from the Site.
- The Ōtaki Railway Station is within 12 minutes' walk, noting that electrification of this line is being investigated.
- The Project will achieve a positive interface with the surrounding residential environment and maintain the amenity of surrounding properties.

- The Project promotes connectivity between adjacent urban areas and open spaces, including the Ōtaki River.
- While the Site will be modified through earthworks and building construction, the proposal will result in a concentrated urban form surrounded by considerable areas of open space.
- Access, parking and servicing will be designed to meet the relevant provisions of the District Plan or industry recognised best practice standards.

In summary, the location of the site immediately adjoining existing residential development and, in an area, zoned for residential development, 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 will contribute to improving housing infrastructure in the Ōtaki area. As part of the implementation of the resource consent, the Applicant will pay development and reserves contributions to KCDC. These contributions are required by Council to support maintenance and growth of public infrastructure and community reserves.

Modelling is currently being completed by KCDC's preferred water and wastewater modelling specialists to confirm the network constraints. Indicative discussions with KCDC's Infrastructure team have confirmed that the existing water network has the capacity to meet the anticipated requirements for the proposed development.

In 2020, KCDC commissioned a report to assess their options for wastewater network upgrades over the next 10 years. Whilst the growth projections are now outdated, the report identified several existing deficiencies in the network. Of most relevance to the Project, the pump station identified as OT08 was found to have existing storage capacity issues. Cuttriss have discussed this with KCDC who have agreed to work with the Applicant to enable the proposed development. Correspondence relating to this matter is attached at Appendix 4.

It is noted that the medium density areas will provide smaller houses which are generally more efficient to heat.

Smaller, connected dwellings with smaller gardens also have less water demand than larger stand-alone dwellings.

Medium-high density housing in areas already serviced with infrastructure is seen as a cost effective and efficient use of resources.

The Site is well connected to major transport routes, and public transport. As noted above, upgrades of the rail network are currently being investigated.

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

Site investigations undertaken by the project ecologists has determined that there are no wetlands or waterbodies.

However, there are a number of trees classed as key indigenous vegetation.

The Project would not result in any changes to the existing hydrology flow direction. Therefore, it is considered that the Project will not impact on freshwater quality.

Restoration planting is proposed to improve the ecological value of the Site. In addition, 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.

Minimising waste:

N / A

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

If realised, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield, 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.

Promoting the protection of historic heritage:

The Applicant has commenced engagement with the respective Mana Whenua over the proposed development and any further updates on this consultation will be provided to MfE. Through kōrero with iwi representatives, and

searches of archaeological records, no historic sites of significance have been identified. Cultural Impact Assessments will be provided with the fast-track resource consent application if the referral application is approved.

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

N / A

Other public benefit:

N / A

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

No significant adverse environmental effects have been identified.

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 sufficiently located away from the coast to not be adversely affected by coastal hazards. The site is generally free of flooding, however, is mapped as being subject to residual flooding meaning flooding that would only be present in the unlikely event a flood protection structure of the Council failed. All flood modelling has taken the effects of climate change into account.

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.

Elliott Thornton

06/12/2022

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.

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

Checklist

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

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.