





# 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)
	Annie Graham – 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	33 Main Highway
General comment – potential benefits	The addition of housing stock will have positive benefits for Otaki and the region.
General comment – significant issues	<p>As GWRC will be responsible for the compliance, monitoring, and enforcement of the consent (if granted), we request that the conditions of consent are consistent with similar developments consented by GWRC around the Region. We strongly encourage the applicant to consult with GWRC prior to lodgement to ensure a fit for purpose draft set of conditions is submitted with the application (if accepted).</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, climate resiliency and transport.</p>
Is Fast-track appropriate?	GWRC does not hold any concerns with the suitability of the proposal for the Fast-track consenting process.
Environmental compliance history	Wakefield Group Holdings Ltd do not have any recorded compliance history with Greater Wellington Regional Council.
Reports and assessments normally required	<p><b>Erosion Sediment Control Plan (ESCP)</b> At a minimum a <i>draft</i> ESCP should be submitted with the application and should be specific to the application site. This document should be prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region.</p> <p><b>Operational Stormwater Report</b> Water Sensitive Urban Design measures will be required to minimise contaminants discharge from the site. Policies P83 and P84 of the Proposed Natural Resource Plan provide guidance for preparing this report.</p> <p><b>Ecological/Hydrological assessment</b></p>

	<p>This assessment should include the identification and delineation of any natural wetlands and streams on site, if any, and assess the potential effects (including hydrological changes, loss of habitat and any mitigation and offsetting measures).</p> <p><b>Detailed Site Investigation (DSI) for Contaminated Land</b> Although not listed on GWRC's SLUR database, it is likely part of the site is contaminated due to a previous history of market gardening. A DSI (in accordance with NES:CS) would normally be required with an application of this nature.</p> <p><b>Contaminated Site Management Plan (CSMP)</b> There is potential that part of the site is contaminated. Therefore, a CSMP should be submitted in draft form as part of the application (if contamination is confirmed through the DSI).</p>
<b>Iwi and iwi authorities</b>	<p>Ngāti Toa Rangatira</p> <p>Ngā Hapū ō Ōtaki</p>
<b>Relationship agreements under the RMA</b>	N/A
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	<p><b>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?</b></p> <p>Greater Wellington considers it appropriate for the project to process through the FTCA.</p> <p>The matters that need to be addressed through a regional consenting process are typical of other large scale urban developments in the region.</p> <p>We do seek that the conditions imposed on the consent (if granted) are consistent with conditions imposed on other similar developments, and sufficient to manage the adverse environmental effects from the development.</p> <p><b>What reports and assessments would normally be required by the council for a project of this nature in this area?</b></p> <p>See above</p> <p><b>Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?</b></p> <p>See above</p>
<b>Other considerations</b>	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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<b>Local authority providing comment</b>	Kapiti Coast District Council
<b>Contact person (if follow-up is required)</b>	Eloise Carstens
	Resource Consents and Compliance Manager
	s 9(2)(a)

## Comment form

Please use the table below to comment on the application.

<b>Project name</b>	33 Main Highway Project
<b>General comment – potential benefits</b>	<p>Like many areas in New Zealand, the Kāpiti Coast District is experiencing increasing demand for housing, pressure on its public housing services and increasing need for a range of affordable housing options.</p> <p>In Kāpiti, this demand is being driven in part by improving transport infrastructure, strong population growth and until recently, impact of Covid 19.</p> <p>Kāpiti is severely under serviced by social, transitional and affordable housing options. Currently there are approximately 200 social housing units (for a population of 56000) across the district managed by central government and community housing providers.</p> <p>There is high demand and need for housing across the district, including the Otaki area. This development would help meet demand for standalone and medium density developments across the Otaki area. In particular, the provision of smaller to medium density development typologies would help improve choice to better meet and better reflect demand in the Otaki area, which has a high rate of single and couple occupant household.</p> <p><b>Economic Output Building and Construction sector</b></p> <ul style="list-style-type: none"> <li>- The Building and Construction sector is a significant employment sector and contributor of GDP to the local economy.</li> <li>- The Building and construction industry contributed \$214m towards GDP in Kapiti Coast District in the year to March 2020. This amounted to 9.8% of Kapiti Coast District's total economic output in 2020, up from 8.4% in ten years prior.</li> <li>- Economic output in Kapiti Coast District's Building and construction industry grew by 3.2% in the year to March 2020 compared with growth of 1.9% in the industry nationally.</li> <li>- Growth in the Building and construction industry in Kapiti Coast District has averaged 3.6% since 2000. Growth peaked at 12.1% in 2016.</li> </ul>

	<p>- The Building and construction industry employed 2,923 persons in Kapiti Coast District in the year to March 2020, which was up from 2,173 in ten years prior.</p> <p>- Employment growth in Kapiti Coast District's building and construction industry averaged 2.9% in the year to March 2020, compared with growth of 3.0% in the industry nationally.</p> <p><b>Summary</b></p> <p>The Kapiti Coast District will benefit substantially from the provision of an increase in housing, at appropriate locations, where it can be serviced and developed in a sustainable manner. The proposal would result in a number of new units, both medium density as well as stand alone, increasing the range and options availability to the District's residents and contributing to the economic growth of the District through construction activities, employment and flow on benefits.</p>
<b>General comment – significant issues</b>	<p>The proposed site is zoned “General Residential Zone”, the objectives and policies for this zone anticipate the protection of residential activities, residential character and amenity as well as minimise landform modification.</p> <p>Potential issues identified;</p> <ul style="list-style-type: none"> <li>• Possible density effects</li> <li>• Reverse sensitivity effects.</li> <li>• Any development would need to ensure that it supports different mode uses such as cycling and walking which is integrated into the surrounding area to ensure that the development has good connectivity to public transport and the Otaki town centre.</li> <li>• The capacity of the existing water and wastewater network</li> <li>• As per the wastewater model assessment, to service this development, it is required to upgrade the existing downstream network with a pump station or needed to increase the pump station buffer storage. Hence, the developer is required to contribute part of this work.</li> <li>• Greater Wellington Regional Council (GWRC) approvals for the flood hazards within their jurisdiction, confirming acceptability of proposed flood hazard solutions given residual overland flows and residual ponding which exist over the property.</li> <li>• GWRC consent will also be required if earthworks greater than 0.3ha are to be carried out.</li> <li>• There is no Kapiti Coast District Council (KCDC) stormwater network in the area. As such, the stormwater management strategy concept shall: <ul style="list-style-type: none"> <li>- ensure that the seasonal fluctuation and increasing ground water levels are considered, and confirmed through soakage tests, for all proposed stormwater management devices.</li> <li>- be such that proposed on-site management and treatment devices (swales, centralised wetlands, raingardens, etc...) will be provided with adequate space, safe access for machinery and future maintenance, and safe conveyance of flows in the event of failure or the device being overwhelmed. Applicant to provide detail.</li> <li>- have the Applicant clearly indicate which stormwater management devices will be privately maintained and which devices will be vested to council and provide a whole of life costing, and maintenance plan for the devices and any proposed flood storage devices.</li> <li>- Conform to the Land Development Minimum Requirements (LDMR) which requires hydraulic neutrality so that peak flows into the receiving bodies for the 1 in 2-year, 1 in 5-year, 1 in 10-year, 1 in 50-year and 1 in 100-year</li> </ul> </li> </ul>

	<p>design rainfall events shall not exceed the pre-developmental peak flows for the same design rainfall events.</p> <ul style="list-style-type: none"> <li>- Ensure that the implications of development on the adjacent land are based on replicating the pre-development hydrological regime.</li> <li>• The development would need to be supported by an appropriate and inclusive stormwater management strategy.</li> <li>• Effects of the stormwater discharge from the site on the wider environment.</li> <li>• Effects on the adjoining sites</li> <li>• The appropriate mitigation of the flood hazards relating to infrastructure and given the significant flood hazards be able to achieve hydraulic neutrality, even considering attenuated conveyance away from site.</li> <li>• Demonstrate that the proposed earthworks at the site to create flood free building sites (as required by our Policy) does not have any adverse effects on the neighbouring land with flooding issue.</li> <li>• All new or relocated residential buildings where potable public water supply is available should supply rainwater storage tanks as per KCDC district plan requirements</li> <li>• If the land is prone to contamination, the consent application shall include PSI/ DSI report from a suitably qualified and experienced contaminated land professional. prior to any works/ earthworks commencing on site and if recommended by PSI/DSI report site-specific SRAP/ CSMP shall be prepared and approved. All work shall be done in accordance with approved plans.</li> <li>• At the building consent stage Council will expect the ponding to be addressed and the FFL will have to be above the expected ponding levels. Depending on whether the hazard has been mitigated at development stage, if not, this may result in a 72 notice being placed on the Record of Title. (refer to section 71 to 74 of the Building Act)</li> <li>• When applying for the building consent application for the earthworks and civil works, the applicant must ensure all documentation provided to Council aligns with the documentation that is in the Resource consent application, so as not to cause delays with either application</li> <li>• If the development is remaining in private ownership, the following needs to meet the requirements of Building Code and require a building consent. <ul style="list-style-type: none"> <li>o site works associated with development,</li> <li>o infrastructure- roading, waste water, stormwater and water supply</li> <li>o fire fighting</li> </ul> </li> <li>• The applicant is in discussion with our Parks, Open Space and Environment Team around the provision of a larger park incorporated into this development and a development agreement is likely to be entered into.</li> </ul> <p>While the above issues have been identified, they potentially are able to be mitigated through the design of the development, addition information, infrastructure modelling and upgrades where necessary as well as conditions of consent, if the development was considered appropriate to proceed.</p> <p>Depending on the applicants ability in addressing the adverse effects, we would expect consultation with neighbouring property owners, greater wellington and Waka Kotahi, and the effects on them considered. Council has a responsibility to all rate payers in the District to ensure that they have the opportunity to be heard in the resource consent decision making process where the proposal has the potential to adversely affect their property.</p>
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<p><b>Is Fast-track appropriate?</b></p>	<p>Council considers that overall, the proposal is appropriate to proceed through the Fast Track process, as opposed to a Council run resource consent process, provided that the rights and interest of the neighbouring property owners, are not compromised. As these parties would lose the right to appeal should this application proceed via fast track, their interests and any concerns would need to be fully considered and addressed through the process.</p> <p>Council does have concerns with regards to restrictions that the current zoning of the land presents. This is in relation to current infrastructure servicing and the development of the property for medium to higher density residential uses which has not been factored into Council's planning to date, of which Council is working through as part of the Infrastructure Acceleration Fund process.</p>
<p><b>Environmental compliance history</b></p>	<p>No formal enforcement or compliance action has been undertaken against this developer</p>
<p><b>Reports and assessments normally required</b></p>	<p>The following reports and assessments would normally be required:</p> <ul style="list-style-type: none"> <li>- Hydraulic modelling</li> <li>- Environmental Management Plan</li> <li>- Detailed Site Investigation Report</li> <li>- Remediation Plan</li> <li>- Integrated Transport Assessment Report (ITA)</li> <li>- Earthworks and Sediment Control Assessment</li> <li>- Landscape and Visual Effects Assessment</li> <li>- Ecological Impact Assessment</li> <li>- Infrastructure Assessment and Stormwater Management Plan</li> <li>- Archaeological Assessment (Iwi circulation/ engagement will inform on this)</li> <li>- Cultural Impact Assessment (Iwi circulation/ engagement will inform on this)</li> <li>- Landscape and Architectural Plans and Site Plans.</li> <li>- Geotechnical Assessment</li> <li>- Reserves Management Plan</li> <li>- Detailed Water and Wastewater Modelling</li> </ul> <p><b>Development Engineering;</b></p> <ul style="list-style-type: none"> <li>• A geo-tech report ( including liquefaction analysis, if the finding is sand and peat) shall be provided with recommendations for a foundation for any future build on the new lot as well as recommendations for other consistence (where applicable) like road design, services installation, retaining wall construction and design, slope stability etc in accordance with the result of site testing and analysis based on Label C (detailed area-wide assessment) mention on standard document 'planning and engineering guidance for potentially liquefaction-prone land'.</li> <li>• All the bulk earthworks shall be undertaken in accordance with the recommendation and instruction from a suitably qualified person. The proposed earth fill shall comply with the requirements of NZS4431:1989. Any unsuitable on-site materials/soil shall be replaced with engineered compacted fill.</li> <li>• If the land is prone to contamination, the consent application shall include PSI/ DSI report from a suitably qualified and experienced contaminated land professional. prior to any works/ earthworks commencing on site and if recommended by PSI/DSI report site-specific SRAP/ CSMP shall be prepared and approved. All work shall be done in accordance with approved plans.</li> <li>• As the site has had a history of market gardening accompanying the above mentioned DSI a site remediation plan will also be required.</li> </ul>



	<ul style="list-style-type: none"> <li>• If the proposal is not to have an on-site non potable supply storage, then the consent holder shall provide an assessment to satisfaction of TA that: <ul style="list-style-type: none"> <li>- demonstrates the system proposed will permanently reduce water demand associated with the household unit(s) by at least 30% from Household 2007 summer average water use.</li> <li>- The provision of a non-potable supply for all outdoor uses associated with the household unit, including garden irrigation.</li> <li>- Provision must be made to ensure that no outdoor taps can be connected to the potable public water supply system.</li> </ul> </li> <li>• A Construction Environmental Management Plan (CEMP) shall be prepared and shall include how the construction effects will be managed through the construction period and how the construction-related conditions of consent shall be complied with: <ul style="list-style-type: none"> <li>a. Details of all principles, procedures and practices to be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site</li> <li>b. The design criteria and dimensions of all key erosion and sediment control structures.</li> <li>c. The extent of soil disturbance</li> <li>d. Area of cut and fill</li> <li>e. All key erosion and sediment control structures</li> <li>f. The location of all specific points of discharge to the environment</li> <li>g. Traffic entering and exiting the site during construction;</li> <li>h. Earthworked material tracking onto the road network.</li> </ul> </li> <li>• Scheme plans supplied with the consent application shall include but not limited to: <ul style="list-style-type: none"> <li>- The position of all existing public utility services and water courses, water catchments and other significant water features in the vicinity.</li> <li>- Adequate contour information to illustrate the existence on each allotment of a suitable building platform and to enable the gradients proposed for roads, rights of way and access ways to be assessed. For two or three lot subdivisions spot levels in terms of mean sea level datum (Wellington) may be acceptable where the land is of gentle enough contour to enable road and right of way grades and feasibility to be assessed from such limited information.</li> <li>- Sufficient topographical information, including a locality plan if necessary, to accurately identify the site. The position of all buildings and significant stands of trees or bush and any other significant feature of historic, cultural, environmental or other interest shall be shown.</li> <li>- Indicative roading networks and service layouts shall be shown with typical road cross-sections that provide sufficient information to check that adequate gradients and suitable pipe cover can be achieved.</li> <li>- The conceptual cycleway, walkway and bridleway indicative network.</li> <li>- The width of legal road reserves and carriageways and road geometry and gradients shall be in accordance with Table 3.2, Road Design Standards, in NZS4404:2010, unless alternative designs are required or approved by the Council</li> </ul> </li> </ul> <p><b>Water;</b></p> <ul style="list-style-type: none"> <li>• a water demand management proposal as per the operative district plan INF Menu R28 and R35 is required to be submitted.</li> </ul> <p><b>Stormwater;</b></p> <ul style="list-style-type: none"> <li>• hydraulic modelling [by a suitably qualified and experienced person] which may be peer reviewed. The site is subject to GWRC flood hazards which GWRC needs to provide comment on for the;</li> </ul>
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	<ul style="list-style-type: none"> <li>- Residual Ponding over most of the site.</li> <li>- Residual Overflow along the eastern boundary</li> </ul> <p>In both instances, the applicant should demonstrate that the development layout and any proposed earthworks adequately and safely conveys flood flows through the subject site in the event of a breach (as both hazards are residual), and does not adversely impact any areas outside of the subject site.</p> <ul style="list-style-type: none"> <li>• There is no KCDC stormwater network in the area. As such, the stormwater management strategy concept shall: <ul style="list-style-type: none"> <li>- ensure that the seasonal fluctuation and increasing ground water levels are considered, and confirmed through soakage tests, for all proposed stormwater management devices.</li> <li>- be such that proposed on-site management and treatment devices (swales, centralised wetlands, raingardens, etc...) will be provided with adequate space, safe access for machinery and future maintenance, and safe conveyance of flows in the event of failure or the device being overwhelmed. Applicant to provide detail.</li> <li>- have the Applicant clearly indicate which stormwater management devices will be privately maintained and which devices will be vested to council and provide a whole of life costing, and maintenance plan for the devices and any proposed flood storage devices.</li> <li>- Conform to the Land Development Minimum Requirements (LDMR) which requires hydraulic neutrality so that peak flows into the receiving bodies for the 1 in 2-year, 1 in 5-year, 1 in 10-year, 1 in 50-year and 1 in 100-year design rainfall events shall not exceed the pre-developmental peak flows for the same design rainfall events.</li> <li>- Ensure that the implications of development on the adjacent land are based on replicating the pre-development hydrological regime.</li> </ul> </li> </ul> <p><b>Parks and Open Space</b></p> <ul style="list-style-type: none"> <li>• a site validation report is required by Open Space Planning prior to the Parks, Open Space and Environment unit taking on any land. (Reports required and suggested conditions)</li> </ul>
<b>Iwi and iwi authorities</b>	Ngati Hapu o Otaki
<b>Relationship agreements under the RMA</b>	<p>Council has a Memorandum of Partnership with the three iwi authorities for the District:</p> <ul style="list-style-type: none"> <li>- Te Runanga o Toa Rangatira Inc</li> <li>- Ātiawa ki Whakarongotai Charitable Trust</li> <li>- Nga Hapu o Otaki</li> </ul>
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	<p>1. <u>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?</u></p> <p><b>Response:</b> provided that the interest of the residents of the District that are potentially affected by the proposal are taken into account in decision making, the Council considers that the Fast Track process is appropriate when compared to a Council led resource consent process.</p>

2. What reports and assessments would normally be required by the Council for a project of this nature in this area?

**Response:** As indicated above the following reports and assessments would normally be required:

- Hydraulic modelling
- Environmental Management Plan
- Detailed Site Investigation Report
- Remediation Plan
- Integrated Transport Assessment Report (ITA)
- Earthworks and Sediment Control Assessment
- Landscape and Visual Effects Assessment
- Ecological Impact Assessment
- Infrastructure Assessment and Stormwater Management Plan
- Archaeological Assessment (Iwi circulation/ engagement will inform on this)
- Cultural Impact Assessment (Iwi circulation/ engagement will inform on this)
- Landscape and Architectural Plans and Site Plans.
- Geotechnical Assessment
- Reserves Management Plan
- Detailed Water and Wastewater Modelling

**Councils Development Engineering requirements ;**

- A geo-tech report ( including liquefaction analysis, if the finding is sand and peat) shall be provided with recommendations for a foundation for any future build on the new lot as well as recommendations for other consistence (where applicable) like road design, services installation, retaining wall construction and design, slope stability etc in accordance with the result of site testing and analysis based on Label C (detailed area-wide assessment) mention on standard document 'planning and engineering guidance for potentially liquefaction-prone land'.
- All the bulk earthworks shall be undertaken in accordance with the recommendation and instruction from a suitably qualified person. The proposed earth fill shall comply with the requirements of NZS4431:1989. Any unsuitable on-site materials/soil shall be replaced with engineered compacted fill.
- If the land is prone to contamination, the consent application shall include PSI/ DSI report from a suitably qualified and experienced contaminated land professional. prior to any works/ earthworks commencing on site and if recommended by PSI/DSI report site-specific SRAP/ CSMP shall be prepared and approved. All work shall be done in accordance with approved plans.
- As the site has had a history of market gardening accompanying the above mentioned DSI a site remediation plan will also be required.
- If the proposal is not to have an on-site non potable supply storage, then the consent holder shall provide an assessment to satisfaction of TA that:
  - demonstrates the system proposed will permanently reduce water demand associated with the household unit(s) by at least 30% from Household 2007 summer average water use.
  - The provision of a non-potable supply for all outdoor uses associated with the household unit, including garden irrigation.
  - Provision must be made to ensure that no outdoor taps can be connected to the potable public water supply system.
- A Construction Environmental Management Plan (CEMP) shall be prepared and shall include how the construction effects will be managed through the construction period and how the construction-related conditions of consent shall be complied with:

	<ul style="list-style-type: none"> <li>a. Details of all principles, procedures and practices to be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site</li> <li>b. The design criteria and dimensions of all key erosion and sediment control structures.</li> <li>c. The extent of soil disturbance</li> <li>d. Area of cut and fill</li> <li>e. All key erosion and sediment control structures</li> <li>f. The location of all specific points of discharge to the environment</li> <li>g. Traffic entering and exiting the site during construction;</li> <li>h. Earthworked material tracking onto the road network.</li> </ul> <ul style="list-style-type: none"> <li>• Scheme plans supplied with the consent application shall include but not limited to: <ul style="list-style-type: none"> <li>- The position of all existing public utility services and water courses, water catchments and other significant water features in the vicinity.</li> <li>- Adequate contour information to illustrate the existence on each allotment of a suitable building platform and to enable the gradients proposed for roads, rights of way and access ways to be assessed. For two or three lot subdivisions spot levels in terms of mean sea level datum (Wellington) may be acceptable where the land is of gentle enough contour to enable road and right of way grades and feasibility to be assessed from such limited information.</li> <li>- Sufficient topographical information, including a locality plan if necessary, to accurately identify the site. The position of all buildings and significant stands of trees or bush and any other significant feature of historic, cultural, environmental or other interest shall be shown.</li> <li>- Indicative roading networks and service layouts shall be shown with typical road cross-sections that provide sufficient information to check that adequate gradients and suitable pipe cover can be achieved.</li> <li>- The conceptual cycleway, walkway and bridleway indicative network.</li> <li>- The width of legal road reserves and carriageways and road geometry and gradients shall be in accordance with Table 3.2, Road Design Standards, in NZS4404:2010, unless alternative designs are required or approved by the Council</li> </ul> </li> </ul> <p><b>Councils Water/ Wastewater Engineering input;</b></p> <ul style="list-style-type: none"> <li>• a water demand management proposal as per the operative district plan INF Menu R28 and R35 is required to be submitted.</li> </ul> <p><b>Councils Stormwater Engineering input;</b></p> <ul style="list-style-type: none"> <li>• hydraulic modelling [by a suitably qualified and experienced person] which may be peer reviewed. The site is subject to GWRC flood hazards which GWRC needs to provide comment on for the; <ul style="list-style-type: none"> <li>- Residual Ponding over most of the site.</li> <li>- Residual Overflow along the eastern boundary</li> </ul> <p>In both instances, the applicant should demonstrate that the development layout and any proposed earthworks adequately and safely conveys flood flows through the subject site in the event of a breach (as both hazards are residual), and does not adversely impact any areas outside of the subject site.</p> </li> <li>• There is no KCDC stormwater network in the area. As such, the stormwater management strategy concept shall: <ul style="list-style-type: none"> <li>- ensure that the seasonal fluctuation and increasing ground water levels are considered, and confirmed through soakage tests, for all proposed stormwater management devices.</li> </ul> </li> </ul>
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<b>Other considerations</b>	

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.













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

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

Organisation providing comment	Waka Kotahi NZ Transport Agency
Contact person (if follow-up is required)	Sonya McCall, Team Lead, Environmental Planning
	<a href="mailto:environmentalplanning@nzta.govt.nz">environmentalplanning@nzta.govt.nz</a>
	Our reference 2022-1098

## Comment form

Please use the table below to comment on the application.

Project name	33 Main Highway, Ōtaki
General comment	<p>Waka Kotahi notes the following:</p> <ul style="list-style-type: none"><li>• The application is contemplating not providing acoustic insulation to dwellings constructed within 80m of a state highway carriageway, and as such is a non-complying activity under the Kapiti Coast District Council (KCDC) District Plan. Waka Kotahi is concerned for the future residents if the proposal does not provide a safe and pleasant indoor noise environment for them – noise modelling based on current and anticipated traffic levels would be appropriate). Waka Kotahi notes that Main Highway is due to be revoked as a state highway, and will be handed over to KCDC.</li><li>• Stormwater design for the proposal ensures that stormwater flows will not be discharged to the state highway system; Waka Kotahi expect site development to be hydraulically neutral.</li><li>• The land to be developed is within the existing urban area of Ōtaki, zoned Residential, so is in an area anticipated for residential development. Efficient use of appropriately zoned land is strongly supported.</li></ul> <p>In summary, the project could generally be supported if acoustic attenuation is adequately and appropriately provided for. Also noting that transport connections between the subdivision and the wider network are appropriate and the project will help to achieve strategic goals in relation to the integration of land use and transport, achieving greater urban density (of good quality) and providing for active travel modes.</p>
Other considerations	Click or tap here to provide any information you consider relevant to the Minister's decision on whether to refer the project to an expert consenting panel.

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**[Insert specific requests for comment]**

Click or tap here to insert responses to any specific matters the Minister is seeking your views on.

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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.