

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: Otaki Maori Racecourse Village / Mixed Use Development
Application number: PJ-0000829
Date received: 01/11/2022

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: ŌTAKI REVISITED LIMITED

Contact person: Earl Hope-Pearson

Job title: Development Manager

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

C/ - The Wellington Company Limited, Ground Floor, Todd Building, 193 Customhouse Quay, Wellington, 6011

Address for service (if different from above)

Organisation: Scope Planning Limited (Agent)

Contact person: Stephanie Blick

Job title: Principal Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

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

Postal address:

L2/ 12 Allen Street, Te Aro, Wellington, 6011

Part II: Project location

The application: does not relate to the coastal marine area

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

Site address / location:

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

47 Te Roto Road, Ōtaki, Wellington, 5512, New Zealand

Legal description(s):

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

Lot 1 DP 548977 - Otaki Maori Racing Club Inc (area: 55.3822ha)

Lot 2 DP 548977 - Otaki Revisited Limited (area: 4.4352ha)

Registered legal land owner(s):

Lot 1 DP 548977 - Otaki Maori Racing Club Inc (area: 55.3822ha)

Lot 2 DP 548977 - Otaki Revisited Limited (area: 4.4352ha)

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 (Ōtaki Revisited Limited) owes Lot 2 DP 548977 and the owner of the remainder of the site (Lot 1 DP 548977) being Otaki Maori Racing Club Incorporated, is in full support of the application. Refer OMRC Correspondence provided in **Appendix Fourteen**.

Ōtaki Revisited Limited entity is a wholly owned subsidiary of the Wellington Company Limited group of companies, where Ōtaki Revisited Limited is the SPV set up specifically to develop the Site. Refer further details of the organisational structure in the Business Case attached as **Appendix Two**.

Part III: Project details

Description

Project name: Otaki Maori Racecourse Village / Mixed Use Development

Project summary:

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

A referral is requested from the Minister for the Environment to utilise the fast-track consent process to obtain the necessary resource consents for the village development at 47 Te Roto Road, Ōtaki.

The scope of the project is to subdivide land and construct and operate a village development on the OMRC site.

Project details:

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

Refer comprehensive project details in the attached referral application and accompanying technical reports if required.

In summary, the development will comprise:

1. The continued operation of the racecourse activities;
2. Land use to construct approximately 420-580 residential units.
3. Land use to undertake commercial activities within the existing OMRC buildings.
4. Land use to construct and operate a building assembly warehouse.
5. Land use to undertake bulk earthworks.
6. Land use to construct infrastructure servicing associated with the subdivision and development, including roads, parking, and three waters infrastructure including the creation of stormwater detention basins to ensure hydraulic neutrality is achieved as part of the development.
7. Subdivision to create approximately:
 - Between 420 - 580 fee-simple allotments
 - One road allotments to vest that comprises the main road through the development
 - Ten road allotments that will either be vested or become jointly owned access lots held in shared ownership by the applicable residential allotments
 - 12 reserve lots whereby some may be vested with Council as local purpose reserves and some may be held in ownership by the residents association
 - One commercial lot that will accommodate the house assembly activity;
 - Two commercial lots accommodating the existing OMRC buildings; and,
 - Creation of both public and private open space areas including large public reserves areas proposed to be vested with Council (subject to agreement by Council).

HOUSING TYPOLOGIES

The Project seeks to construct 420 - 580 (or “up to 580) dwellings on the Site. Proposed ‘Option A’ will encompass the construction of up to 420 dwellings and proposed ‘Option B’ will encompass the construction of up to 580 dwellings as detailed in **Table Three** of the referral application. The difference between the options is that Option B seeks to replace two areas of townhouses with a three-storey vertical cluster housing typology. These two areas have been identified separately on the subdivision scheme plan as ‘cluster housing lots’. The decision on whether to progress

with Option A or Option B will rest with the developer (Otaki Revisited Limited) and will be subject to a number of factors primarily related to market demand, feasibility and affordability.

There are 11 housing types that include detached, semi-detached, courtyard, terraced houses, three-storey apartments and cluster housing with shared facilities. This range of housing types and sizes will provide choice and support community diversity by catering for people at all stages of life.

HOUSING TENURE

The development has sought to ensure there are a range of housing types and options to cater for all parts of the community. The proposed tenure will include:

- Build to rent – whanau housing/ housing for pakeke and kaumatua;
- Social housing – for whanau in housing need;
- Progressive home ownership – bridging homeownership; and,
- Affordable market housing.

HOUSING ASSEMBLY ACTIVITY

To deliver the Project in a cost-effective and sustainable way that will ensure affordable housing targets can be achieved, the houses will be manufactured off-site and then assembled on-site in the housing assembly warehouse proposed in the north-eastern corner of the site. The activity has been located in this area as it is far removed from existing dwellings situated on adjacent rural allotments. While exact operational details will be confirmed as part of the fast-track resource consent application if the referral is approved, it is likely that the activity will operate as follows:

- Hours of Operation: up to two 8 hours shifts: 5am to 9pm.
- Number of staff: up to 30
- Noise: Up to maximum of 55-60dBA at the Site boundary

COMMERCIAL ACTIVITIES

The Project includes the refurbishment of existing OMRC buildings and facilities for commercial activities to support the proposed development. The masterplan includes a new café and plaza and provides for pop-up markets to the area around the racecourse buildings. These activities will complement the existing racing club facilities and pottery gallery/studio and ensure extended use of currently underutilised areas and facilities. The addition of these new community and commercial activities in this accessible central location will also provide some local services for residents.

OPEN SPACE

Three types of open space are provided:

- Public open spaces including parks, pocket parks, 'parklets', streets, lanes and walkways. These are distributed throughout the development and are available to all residents and the general public.
- Communal private open space. This is open space contiguous with groups of units, which are for the use of the residents of those units and their guests.
- Private open space which is dedicated to each unit.

PROJECT SERVICING

The project engineers have confirmed that the site can be adequately serviced with water supply, wastewater disposal, stormwater disposal and telecommunications. This is detailed in the Infrastructure Memo attached in **Appendix Eight**. In summary, likely servicing of the development will comprise:

- **Stormwater:** On-site stormwater management via new treatment devices (rain gardens, swales and centralised treatment wetlands) connecting to a new public stormwater network that discharges to stormwater channels. Preliminary modelling (provided as an appendix in the *Infrastructure Report*) and services investigations have found that stormwater neutrality can be readily achieved on the site to ensure no off-site works are required. As the site is located within ponding and inundation areas, the stormwater solution will include flood mitigation works that will likely consist of the creation of dedicated flood storage areas on the site. These areas have been identified on the proposed masterplan.

- **Wastewater:** Council upgrades to existing pump stations and on-site storage and pump stations if required. given that Kapiti Coast District Council have received funding for the necessary wastewater upgrades, are undertaking the necessary modelling to confirm the extent of works and have confirmed that such works can align with the proposed development, there are no impediments to advancing this work to ensure the necessary wastewater infrastructure is available for the proposed development.
- **Water supply:** Detailed modelling currently being undertaken by Council is likely to confirm that a new reservoir will be required to service the development as well as other projects. In addition, a new water main will be required from County Road, which will be gravity fed by the proposed reservoir. Council have secured funding for this through the IAF.
- **Utilities:** Utilises companies have confirmed that there is existing infrastructure in the area and if upgrades are required, this can occur within existing road corridors.

As mentioned, Council has secured funding for the necessary infrastructure upgrades to support this development and the necessary modelling, design and programming work is currently being undertaken to ensure that the upgrades will align with the delivery programme for this development. Ōtaki Revisited Limited have signed a Housing Outcomes agreement that directly aligns with the delivery of infrastructure as agreed between Kainga Ora and Council.

PROJECT ACCESS

The Project will be accessed via existing adjacent roads Rahui Road and Te Roto Road. The proposed main road through the development that connects Rahui Road and Te Roto Road will also continue to provide access to the racecourse, including for day-to-day operational purposes and on event days. The Project also includes the creation of an internal roading network comprising a primary road that provides a link between external roads, a series of connecting roads and shared lanes. The form and layout of the housing development includes significant attention to active modes. It is planned that the primary road and connecting roads be constructed with footpaths, and that a wide shared path for use by pedestrians and cyclists be established around the perimeter of the racecourse that will provide for efficient people connections to be made between the housing zones and for recreational purposes.

EARTHWORKS

The Project requires earthworks to create building platforms, roading, associated batters, installation of infrastructure and the formation of stormwater storage basins.

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

Subject to consents being granted in a timely manner and off take assumptions being in alignment with market and housing needs data, the development will commence on site in early 2023 with completion in the first quarter of 2029. This assumes the development will be delivered in six stages – with each of the proposed zones forming a stage.

In summary, the anticipated timeframes for development are as follows:

1. Planning Fast Track – 12 Months (September 2022 – August 2023)
2. Detailed Design and Council Engineering Approvals - undertaken in stages over three years (July 2023 – September 2026)
3. Civils and Earthworks – undertaken in stages over five years (September 2024 – March 2029)
4. Establishment of house assembly activity – July 2024 – September 2024
5. House Construction – undertaken in stages over five years (October 2024 – March 2029)
6. Titling – undertaken in stages over four years (October 2025 - March 2029)

For reference, a draft development programme is attached as **Appendix Two** of the referral application. The housing delivery dates align with the milestones outlined in the Housing Outcomes Agreement between Kainga Ora and Otaki Revisited Limited signed as part of the IAF agreement.

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
Lot 1 DP 548977 and Lot 2 DP 548977	Kapiti Coast Operative District Plan	Rural Production Zone	a) PREC49 – Rural Plains Precinct b) Flood hazard (ponding) – dark blue c) Flood hazard (residual ponding area) – light blue d) Flood hazard (stream corridor) – pink e) Flood hazard (residual overland flowpath) – yellow Refer Figure Two in the referral application.	NA
Lot 1 DP 548977 and Lot 2 DP 548977	Natural Resources Plan for the Wellington Region	N/A	NA	Waitohu Stream and tributaries

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
Kapiti Coast Operative District Plan	RPROZ-R16	Industrial, retail or commercial activities in all Rural Zones which are not: a. a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site; or b. an extractive industry on a site	Non-Complying Activity	Lot 1 and Lot 2

		[N.B there are no standards specifically related to these activities in the District Plan]		
Kapiti Coast Operative District Plan	RPROZ-R10	Buildings and structures (including habitable buildings and accessory buildings) in the Rural Production Zone that does not comply with applicable permitted activity standards.	Restricted Discretionary Activity	lot 1 and lot 2
Kapiti Coast Operative District Plan	RPOZ-R12 SUB-RUR-R53	Development that is not in accordance with the Development Incentives Guidelines set out in Natural Environment Appendix 1.	Discretionary Activity	Lot 1 and lot 2
Kapiti Coast Operative District Plan	SUB-RUR-R56	Subdivision in any Rural Zone which does not comply with one or more of the restricted discretionary activity subdivision standards 2 to 7 in Rural SUB-RUR-R51 or Standards 1, 2 and 4 in Rule SUB-RUR-R52.	Non-Complying Activity	Lot 1 and Lot 2
Kapiti Coast Operative District Plan	EW-R5	Earthworks not complying with one or more of the permitted activity standards in EW-R2 or EW-R3. Earthworks will be required to form the road and create level building platforms.	Restricted Discretionary Activity	Lot 1 and Lot 2
Kapiti Coast Operative District Plan	NH-FLOOD-R9	Any activity within a flood hazard (ponding) area which does not comply with one or more of the associated standards.	Restricted Discretionary Activity	Lot 1 and Lot 2
Kapiti Coast Operative District Plan	NH-FLOOD-R10	In an overflow path, or residual overflow path, fill earthworks, or earthworks which do not comply with one or more of the permitted activity standards under NH-FLOOD-R4.	Restricted Discretionary Activity	Lot 1 and lot 2
Kapiti Coast Operative District Plan	NH-FLOOD-R11	In a ponding or shallow surface flow area,	Restricted Discretionary Activity	Lot 1 and Lot 2

		earthworks which do not comply with one or more of the permitted activity standards under NH-FLOOD-R4.		
Kapiti Coast Operative District Plan	NH-FLOOD-R15	In any a stream corridor, or river corridor, fill earthworks, or earthworks that do not comply with one or more of the permitted activity standards in NH-FLOOD-R4.	Restricted Discretionary Activity	Lot 1 and lot 2
Kapiti Coast Operative District Plan	TR-R15	New roads including where they are to serve a subdivision that do not meet any one of the controlled activity standards under TR-R9.	Discretionary Activity	Lot 1 and lot 2
Kapiti Coast Operative District Plan	TR-R11 and TR-R13	Site access that does not comply with the permitted activity standards.	Discretionary Activity	Lot 1 and lot 2
Natural Resources Plan for the Wellington Region	R101 (DISCRETIONARY)	<p>Under Rule R99 of the PNRP-AV, the use of land, and the associated discharge of sediment-laden runoff stormwater into water, or onto or into land where it may enter water, from earthworks of up to a total contiguous area up to of 3,000m2 per property per 12-month period is a Permitted Activity, provided that conditions are met.</p> <p>The proposal will exceed 3,000m2 in area per 12-month period. Therefore, the earthworks and associated discharges of sediment laden stormwater to land where it may enter water requires consent for a Discretionary Activity under Rule R101.</p> <p>For completeness and while not applicable, the project engineer</p>	Discretionary	Lot 1 and Lot 2

		has confirmed that the proposed earthworks will comply with the conditions of Rule R99.		
Natural Resources Plan for the Wellington Region	R100 (DISCRETIONARY)	<p>Vegetation clearance rules in the PNRP-AV apply to erosion prone land (being land with a pre-existing slope that exceeds 20 degrees). Under Rule R100, vegetation clearance on erosion prone land is a Permitted Activity provided that the conditions are met.</p> <p>As vegetation clearance will be undertaken within 5m of a stream, the proposal does not comply with clause (c) of Rule R100 of the PNRP-AV and Discretionary Activity resource consent is required under Rule R101. All other conditions of R100 will be complied with.</p> <p>The Applicant and its consultants will confirm in the resource consent application that the site works will be undertaken to ensure compliance with the relevant 'uses of beds of lakes and rivers general conditions' in Section 5.5.4 of the PNRP-AV.</p>	Discretionary	Lot 1 and Lot 2
Natural Resources Plan for the Wellington Region	R52A (RESTRICTED DISCRETIONARY)	<p>Discharge of operational stormwater</p> <p>Restricted Discretionary Activity</p> <p>The proposal includes the discharge of stormwater to a new piped network that will discharge to the existing reticulated network.</p> <p>Under Rule R48A of the PNRP-AV, the discharge of stormwater into water,</p>	Restricted Discretionary	Lot 1 and Lot 2

		<p>or onto or into land where it may enter a surface water body or coastal water, including through an existing local authority stormwater network, from:</p> <p>a) a new urban subdivision or development associated with earthworks up to a total area of 3,000m² per property per 12-month period, or</p> <p>b) a new urban subdivision or development in an area where a stormwater management strategy in accordance with Schedule N (stormwater strategy) applies is a permitted activity provided the following condition is met:</p> <p>c) the discharge shall comply with the conditions of Rule R48 except condition R48(c).</p> <p>is a Permitted Activity provided that conditions are met. The new development includes associated earthworks that exceed 3,000m² and therefore the proposal is unable to comply with the above rule.</p> <p>Under Rule R52A of the PNRP-AV, the discharge of stormwater from a new subdivision or development into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing local authority stormwater network, that is not permitted by Rule R48A is a</p>		
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		Restricted Discretionary Activity.		
Natural Resources Plan for the Wellington Region	R53 (DISCRETIONARY)	<p>It is not clear in the Summary of Decisions documentation whether the 'stormwater to land' provisions apply in addition to the provisions related to stormwater discharge associated with new urban development. For completeness, assessment against the stormwater to land provisions is provided below.</p> <p>Under Rule R49 of the PNRP-AV, the discharge of stormwater onto or into land, including where contaminants may enter groundwater, from an individual property is a permitted activity provided that conditions are met. Condition (a) requires that the discharge is not from, onto or into SLUR Category III land contaminated land. The proposed operational stormwater discharges will comply with all of the conditions of Rule R49.</p> <p>Under Rule R53, the discharge of stormwater, including stormwater that may be contaminated by wastewater, into water or onto or into land where it may enter water, that is not permitted by Rules R48, R48A or R49, or controlled by Rule R50, or a restricted discretionary activity under Rules R51, R52 or R52A is a Discretionary Activity.</p>	Discretionary Activity	Lot 1 and Lot 2

National Environmental Standard for Freshwater	Regulation 57	Reclamation of a river (N.B relates only to the placement of culverts in the beds of streams)	Discretionary Activity	Lot 1 and lot 2
National Environmental Standard for Freshwater	Regulation 71	Placement and use of a culvert	Discretionary Activity	Lot 1 and Lot 2
National Environmental Standard for Freshwater	Regulation 54	As noted, there is an area of ponded water that may be identified as a wetland. Stormwater diversion and earthworks are proposed within 100m of this area. For the avoidance of doubt, this referral application includes the possibility of requiring consent under Regulation 54 however the status of the ponded area as a wetland will be confirmed via further ecological assessment.	Non-Complying Activity	Lot 1 DP 548977 and Lot 2 DP 548977

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.

NA

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

NA

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

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

Construction readiness

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

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

Subject to consents being granted in a timely manner and off take assumptions being in alignment with market and housing needs data, the development will commence on site in early 2023 with completion in the first quarter of 2029. This assumes the development will be delivered in six stages – with each of the proposed zones forming a stage. In summary, the anticipated timeframes for development are as follows:

1. Planning Fast Track – 12 Months (September 2022 – August 2023)
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For reference, a draft development programme is attached as **Appendix Two** of the referral application. The housing delivery dates align with the milestones outlined in the Housing Outcomes Agreement between Kainga Ora and Otaki Revisited Limited signed as part of the IAF agreement.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

As noted, funding has been secured through the Infrastructure Acceleration Fund for the Project. Accordingly, the Applicant and KDC has had extensive consultant with Kainga Ora.

Local authorities

Detail all consultation undertaken with relevant local authorities:

KAPITI COAST DISTRICT COUNCIL

Significant consultation has been undertaken with Council with respect to both the successful IAF application, the proposed masterplan, infrastructure and servicing arrangements, roading proposals, provision of open space and the referral and fast-track consenting process. A draft referral application was provided to Council for review and comment. Please refer letter provided by Council attached in **Appendix Fifteen**.

GREATER WELLINGTON REGIONAL COUNCIL

A joint pre-application meeting was held with Council and the Regional Council to primarily discuss proposed servicing arrangements for the Project. The draft referral application was provided to the Regional Council for review and comment.

Other persons/parties

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

Ngā Hapū o Ōtaki

Ōtaki Revised Limited has had a number of hui with Ngā Hapū o Ōtaki to discuss the Project. Ngā Hapū o Ōtaki, as a representative body of the five hapū of Ngāti Raukawa who reside in the Ōtaki area.

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
NGA HAPU O OTAKI	Ōtaki Revised Limited has had a number of hui with Ngā Hapū o Ōtaki to discuss the Project. Ngā Hapū o Ōtaki, as a representative body of the five hapū of Ngāti Raukawa who reside in the Ōtaki area.

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.

N/A

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

Customary marine title areas

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

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

NA

Protected customary rights areas

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

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

NA

Part VII: Adverse effects

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

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects.

Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Refer full assessment of potential adverse effects in Section 4.3 of the referral application.

Social impacts and economic effects - addressed in Part IX

Climate change and natural hazard effects - addressed in Part X

LANDSCAPE AND VISUAL EFFECTS

The Site and surrounding area is not located within a significant landscape. Also, with the exception of the Ōtaki River, there are no identified areas of recreational, scientific, historical, or spiritual value on or near the Project site.

Irrespective, the development has sought to respect the open space and landscape values currently afforded to the Site.

The masterplan has been designed to enable open space around dwellings, as well as providing public open spaces. Important site features, including large open space vegetation areas and the racecourse track itself, are proposed to be retained and will be incorporated into the development with appropriate landscape activation and pedestrian connection.

The project team landscape architects have been involved in the preparation of the masterplan and accompanying landscape plans. Refer *Landscape Memorandum* provided in **Appendix Seven**. In this memorandum, key elements of the Project that seek to recognise the site's existing 'green' and rural character include:

- a visually cohesive language of native planting,
- 'soft' edges to paved surfaces,
- low level fencing, strategically located privacy screens/fences, and
- water sensitive urban design elements [WSUD] (rain gardens, planted swales, on site water detention and restorative planting to existing water channels).

The *Landscape Memorandum* concludes that:

The large green paddock zone denoted by the racetrack will continue to be the dominant landscape feature on site by virtue of its sheer scale and slightly elevated condition in relation to the proposed development areas. That said, the proposed development will visually and physically transform portions of the site, namely the northwest, northeast, southwest and eastern sectors. Whilst some sections of the development will be visible from the surrounding public streets and neighbouring properties, the retention of existing boundary planting will provide a level of visual screening. The location and orientation of elements within the development zones has been carefully considered to afford:

- *a high degree of community connectivity,*
- *retention of the site's key defining landscape feature, the Racetrack*
- *retention of the site's existing stands of Tōtara trees*
- *retention of much of the existing boundary planting retention of the site's distinctive racing towers*
- *retention and protection of the site's existing open water channels and streams*
- *a logical and succinct network of underground services*
- *siting of new dwellings within an articulated landscape that harnesses native species*
- *equitable access to public open space*
- *opportunities for the integration of WSUD*
- *enhancement of the site's natural character and biodiversity*
- *an expression of the site's cultural and racing histories*

The combination of the factors referred to above ensures that the urban-rural interface within this development is appropriately managed to mitigate any potential rural character and amenity effects that might arise.

Ultimately, the assessment finds that the village development can be sensitively integrated into the existing rural racecourse landscape, ensuring potential landscape character and visual effects can be adequately avoided, remedied, or mitigated and that '*visual and landscape effects will not be significant*'.

EFFECTS ON RURAL PRODUCTION

The Site is identified as having a Land Use Capability of 3 as illustrated on the NZLRI Land Use Capability 2021 maps^[1] and is located in the Rural Production Zone of the Operative District Plan. However the land comprised within the Site is highly fragmented and modified. In this regard it is acknowledged that the Site has operated as a racecourse for over 100 years and has never been utilised for rural production or other rural based activities during this time. On this basis it is considered that the Project will not result in the loss of rural production land.

EARTHWORKS AND CONSTRUCTION

The Project requires earthworks to create building platforms, roading, associated batters, installation of infrastructure and the formation of stormwater storage basins.

The fast-track consent will include seeking earthworks consent from both Council and the Regional Council. Principles of Erosion and Sediment control that will be assessed at the fast-track consent stage include:

- Minimise disturbance – Minimise the extent of earthworks as much as is practicable.
- Stage construction – Minimise the amount of area open at one time and the time that these areas are left un-stabilised.
- Protect receiving environments – Apply additional protection (e.g. silt fences) and work methodologies around sensitive receiving environments (near stream corridors etc).
- Rapid stabilisation – Progressive stabilisation of disturbed areas as soon as practicable.
- Perimeter controls – Installation of perimeter controls for the diversion of clean water around the earthworks extent and separate this from sediment-laden water within the site.
- Employ sediment retention devices – Install treatment devices to maximise the efficiency of sediment removal within treatment devices.
- Review – Review and revise the effectiveness of erosion and sediment controls on a regular basis to ensure that they are still effective and applicable to the current site conditions.

If the referral is approved, the fast-track resource consent will be accompanied by a Draft Earthworks and Construction Management Plan (“ECMP”) that will address erosion and sediment control, construction noise and hours, dust control and complaint management.

ECOLOGICAL EFFECTS

The *Ecological Memorandum* identifies natural and artificial watercourses across the Site. The only works proposed to the watercourses are minor recontouring to create stormwater channels and the construction of 3-4 culverts in order to provide suitable connectivity through the site.

Potential effects on stream ecology relate to the control of stormwater and sediment from the site, and failure of sediment and erosion controls during high rainfall events. Given the low likelihood of such an occurrence given adherence to applicable District and Regional erosion and sediment control guidelines, such effects will likely be low. This will be outlined in the Ecological Assessment that will accompany the resource consent application if the referral is approved.

With respect to wetlands, the *Ecological Memorandum* outlines that during a site visit, on some horse paddocks in Zone D water was impounded by a low bund between the paddock and the stream but an NPS-FM assessment of natural wetlands could not be carried out. No development is proposed in this area. It is envisaged that an Ecological Assessment of this paddock will be carried out as part of the fast track application if the referral is approved. However, for the avoidance of doubt, obtaining a non-complying activity for earthworks and stormwater diversion under Regulation 54 of the NPS-FM is included should the future assessment confirm that it is a natural inland wetland.

ACCESS AND TRAFFIC GENERATION EFFECTS

The Project has been developed with significant input and advice from Stantec. In relation to potential traffic generation effects, the *Traffic Assessment* makes the following comments:

The Racecourse is well located in a transport sense. It is close and within walking and cycling distance to the facilities and amenities of the Otaki town centre, including the railway station, and well connected by road with the improvements afforded by the Peka Peka to Otaki Expressway.

Traffic movements from the site will be distributed to and from Rahui Road and Te Roto Road. Both roads have available capacity to accommodate additional traffic movements of the scale likely to be generated by development of the Racecourse site in the manner proposed, and indeed as anticipated by Te Tupu Pai.

Stantec state that –

It is not expected that any significant adverse transport effects warranting substantial mitigation would be triggered by traffic from the proposed housing development, noting that the existing highway network in the vicinity currently carries significantly higher volumes of traffic than it will in the future, and that a step change reduction in traffic volumes on the immediate network presents opportunities to accommodate local activity growth from the likes of the proposed Racecourse redevelopment. This is reflected in Council’s desire to encourage development within Otaki.

Stantec also note that detailed analysis at this next stage will ensure network capacity and safety can be maintained, with such applications needing to be considered against the District Plan's key Transport Policies and the Council's 'Subdivision and Development Principles and Requirements' standards, including in relation to active mode infrastructure and connectivity to the key public transport nodes nearby.

Ultimately, Stantec conclude that –

From a transport perspective, the effects of additional traffic activity generated by development of the land as proposed can be appropriately managed without giving rise to adverse effects that cannot be appropriately avoided, remedied or mitigated.

Furthermore, development of housing in this location will support the ability for other transport improvements to be made in the future, including investment in the rail corridor to extend commuter rail to Otaki.

SUBDIVISION AND SERVICING EFFECTS

The project engineers have confirmed that the site can be adequately serviced with water supply, wastewater disposal, stormwater disposal and telecommunications. This is detailed in the *Infrastructure Report* attached in **Appendix Eight**. The assessment concludes that:

In summary, it is our view that the site can be developed and adequately serviced subject to further engineering design, and that this can be addressed through future consents. Further, as Kapiti Coast District Council has received the necessary funding for off-site infrastructure upgrades to support the development and has already commenced the necessary modelling and design work to advance these upgrades, there appear to be no impediments to implementing the proposed development based on the delivery programme provided with the referral application.

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

The resource consent application will include an *Infrastructure Report* that provides full details of the proposed servicing of the Project. In addition, a SMP will outline how stormwater will be appropriately managed on the site.

GEOTECHNICAL EFFECTS

Geotechnical investigations are currently being undertaken and will inform the final earthworks design. It is anticipated that, like any residential development, the final design of the earthworks, retaining and building platforms will adhere to the recommendations provided by the project geotechnical engineer.

URBAN DESIGN / RESIDENTIAL CHARACTER AND AMENITY EFFECTS

The Project has been developed with Graeme McIndoe from McIndoe Urban. To support the referral application, Mr McIndoe has prepared an *Urban Design Assessment Memo* – refer **Appendix Six** of the referral application. In summary, Mr McIndoe makes the following comments with respect to potential effects on adjacent properties:

- *There is a neighbouring house at the westernmost corner of the site, on Rahui Road. This, the closest to the site, is set behind its own large existing trees. The nearest proposed houses to the north are both one storey, type H1 houses. These will change the aspect from the neighbouring house. However subject to sensitive boundary treatment and planting, the setback and low scale of the proposed dwellings means they will have no other appreciable effects on the existing house.*
- *Most of the south boundary of Zone A is defined by a line of existing mature trees which will be retained. These are much taller than the tallest proposed buildings and will both allow filtered views through and partially screen new development. These trees provide an appropriate buffer to the farmland behind. There is minimal change at the southern corner of the site (Zone G and the horse training area) where apart from minor building additions and additional activity around the old totalisator building, the existing condition and use remains.*
- *Proposed houses will be visible from the farmland along the eastern boundary, including from the only house here which is some 400m away from the boundary. The setback of housing from the boundary in combination with existing mature trees and proposed planting at and near the boundary will ensure suitable visual integration.*

The *Urban Design Assessment Memo* also assesses internal residential amenity at length. In summary, the masterplanned development will create a new village development with a high level of amenity given a number of considerations worked through by the project team. The *Urban Design Assessment Memo* concludes that –

“it is considered that the development will not give rise to adverse urban design related effects. While further design refinement is required, there are no critical urban design issues that remain unresolved”

HISTORICAL AND ARCHAEOLOGICAL EFFECTS

An archaeological is currently undertaking an archaeological assessment of the site. The final design of the development will incorporate any recommendations made as part of the assessment. In addition, separately to the resource consent process, the Applicant will obtain an Archaeological Assessment under the Heritage New Zealand Pouhere Taonga Act 2014.

CULTURAL EFFECTS

Ōtaki Revised Limited has had a number of hui with Ngā Hapū o Ōtaki to discuss the Project. Ngā Hapū o Ōtaki, as a representative body of the five hapū of Ngāti Raukawa who reside in the Ōtaki area. It is acknowledged that the housing vision and aspirations of Ngā Hapū o Ōtaki were addressed specifically in Council’s Housing Needs Assessment via the Ngā Hapū o Ōtaki Housing survey. If the referral is approved, a Cultural Impact Assessment will be provided with the fast-track consent application.

REVERSE SENSITIVITY EFFECTS

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

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

Further the adjacent land use are a mix of both residential and rural and potential effects of the development on these properties has been appropriately addressed through the proposed masterplan. Refer assessment provided in both the *Landscape Memorandum* and the *Urban Design Assessment Memo*.

As noted, there is a quarry located to the south of the Site that is identified as ‘Quarry – Ashford Park 2’ in the District Plan. Resource consents were granted by the Council and Regional Council for the operation of a gravel quarry at 61-67 Te Roto Road, Otaki (“Ashford Park Quarry”)

The consented activity involves the extraction of 90,000 bulk cubic meters of gravel per year from the Ashford Park Quarry over a 15-20 year period. The gravel will be transported to Winstone’s current processing plant in its adjoining Otaki site using only internal roads.

Upon review of the consent documentation and the Site Management Plan, it is considered that potential reverse sensitivity effects will be appropriately dealt with under existing conditions of consent. Otaki Revisited Limited will engage with the quarry operators throughout the preparation of the fast-track resource consent application.

Part VIII: National policy statements and national environmental standards

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

Refer detailed assessments against the relevant NPS and NES in Section 4.4 of the referral application.

NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT

The NPS-UD applies to both regional and local authorities and Kapiti Coast District Council and the Wellington Regional Council is identified as Tier 1 Local Authorities. The District Council, in their regulatory capacity, has just recently responded to the NPS-UD via a plan change to the Operative District Plan (Plan Change 2). As Plan Change 2 has no legal effect, significant weighting should be afforded to the Project’s consistency with the NPS-UD.

The Project will give effect to objectives 1, 2, 3, 4 and 8 in the following ways:

1. The Project will assist the Council in meeting its growth and housing supply obligations under the NPS-UD. The Project is consistent with strategic growth intentions of the District.
2. The Project will also enable enhanced competitiveness which will assist with housing affordability.
3. The infrastructure and traffic assessments demonstrate that the Project can be effectively integrated with infrastructure planning, funding and delivery. All off-site upgrades necessary to support the proposed

development have secured funding via the IAF whereby Council are already working on the necessary modelling, design and programming work to ensure the upgrades align with the delivery programme for the Project.

4. Based on satisfying the first two components of Objective 6, the Project is entitled to benefit from 'responsive' decision making.
5. As per the earlier assessment of a well-functioning urban environment, the location and layout of the Project, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. Resilience to climate change is catered for by the engineering design which accounts for the 1:200 year and 1:500 year flood events.

Policy 2 of the NPS-UD requires that Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term. In Council's Housing Needs Assessment that was informed by the HBA reporting as well as a number of other reports, it was concluded that Otaki has the highest level of housing need and the greatest affordability pressures on its residents. The HBA Report concludes that that realisable capacity is insufficient to meet projected demand over the 30 years to 2047 and the shortfall is between 1,660 and 1,772 dwellings. Even if there wasn't a shortfall in housing supply, the NPS-UD calls for a 20% oversupply of feasible development to be provided in the short and medium term, and a 15% oversupply in the long-term to overcome the issue of housing supply. As noted above, this recognises that, for a range of reasons, not all feasible development capacity will be taken up.

The NPS-UD obliges local authorities to respond to this information, in that if it is determined that more development capacity needs to be provided to meet demand, local authorities must then do so. Providing a greater number of opportunities for development that are commercially feasible will lead to more competition among developers and landowners to meet demand.

The proposed use of the fast-track consenting process to expedite the development of the site is not contrary to this policy direction. In fact, it is entirely consistent with it.

Policy 6 states that, when making planning decisions that affect urban environments, decision-makers have particular regard to a number of matters. Policy 6(b) acknowledges that planning decisions (including decisions on resource consents) under the NPS-UD may involve changes to urban areas that result in a detraction of amenity values in the local area. However, the NPS-UD promotes these changes lead to improved amenity values for the wider residential community and future generations. To this extent the NPS-UD confirms that such a detraction in localised amenity values is not an adverse effect. Policies 6(c) and 6(d) also require planning decisions to have particular regard to the benefits of urban developments that create well-functioning urban environments and that provide development capacity as envisaged by the NPS-UD. The proposal assists in facilitating the development of a site for residential purposes and will therefore assist in providing benefits for the social, economic and cultural wellbeing of the District. The Project will deliver the benefits of urban development that are consistent with the outcomes identified within well-functioning urban environments (as described above). The Project comfortably satisfies the requirements 'to provide or realise development capacity'.

The proposal will add significantly to development capacity of the District given that it will account for nearly 16% of the shortfall in housing demand. While the Proposal might be considered to be "ahead" of the action being taken to respond to the capacity shortfall, it is consistent with Policy 8 of the NPS-UD, which envisages that situations may arise in which planning decisions must be made which are 'unanticipated' or 'out of sequence'. In this instance the outcome is not unanticipated but the mechanisms to achieve that outcome are lagging. In addition, the government has signalled the timely development of the Project via the housing outcome agreement signed as part of securing funding through the IAF.

In that context, the provision of up to 628 new dwellings over the next six years, will deliver significant development capacity to an area of increasing demand and increasing housing affordability issues. Further, it will enable more people to live in an urban environment which is close to a suburban centre that is continuing to undergo significant change and improvement and where, based on population projections and the shortfall in land supply, there is high demand for housing relative to surrounding areas or other areas of the District.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT

The Project is consistent with the relevant objectives and policies for the following reasons:

1. The proposal seeks to undertake only limited works to on-site watercourses. Any culvert works will be subject to the conditions of the NES-F.

2. No development is proposed in an area that may be identified as a natural inland wetland and an identified stream provides a buffer between the proposed development areas and the potential wetland area.
3. While the policies in relation to Te Mana o te Wai require regional councils to engage with mana whenua to determine these principles, the effects of the works which relate primarily to the control of stormwater and sediment will be minimised. Consequently, the health of freshwater will be protected in a manner that is consistent with Te Mana o te Wai.
4. While Policy 3 is directed to local authorities, the Project is consistent with this policy insofar as it has been designed and planned in an integrated manner, recognising potential impacts of the proposal on water quality in the receiving environment and implementing appropriate measures to avoid and minimise such impacts. These will include a range of management techniques relating to the control of erosion and sediment discharges from earthworks to maintain freshwater quality, and the use of a stormwater detention area to control stormwater quality and discharge rates to ensure freshwater is not adversely affected by stormwater from the site.
5. The proposal has been designed to achieve hydraulic neutrality and the design of the stormwater system for the site has taken account of climate change impacts. Therefore, the proposal has been designed to take into account public stormwater infrastructure and avoid adverse effects on it.
6. The ECMP will include measures that will be undertaken to monitor the effects of the proposal on receiving environments.

NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER REGULATIONS 2020 (NES-F)

The NES includes provisions for rivers. The fast-track resource consent application will include seeking consent under the NES for the placement of culverts in a watercourse. Further, as culverts have been interpreted to result in the reclamation of a watercourse, the fast-track consent application will include seeking consent for reclamation.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)

While the site contains Class 3 and a small area of Class 2 productive soils, The NPS-HPL recognises that not all land that is classed as LUC1-3, will be able to be used for productive purposes. It recognises that land that is considered suitable for urban development under a strategic planning document may be better suited to urban purposes. In this regard it is acknowledged that the Site is identified as a growth area in a Future Development Strategy.

Part IX: Purpose of the Act

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

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

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

ECONOMIC BENEFITS DURING CONSTRUCTION

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

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

To further enhance economic benefits associated with the Project, the proposal includes the inclusion of an on-site housing assembly warehouse to support the Project and provide further opportunities for employment.

The potential economic impacts of the proposal were assessed by Urban Economics and this has formed part of the *Economic Assessment* provided in **Appendix Ten** of the referral application. With respect to employment opportunities created as part of the Project, the assessment states:

It should be noted that the Ōtaki township has secured infrastructure funding through the Infrastructure Acceleration Fund. This confirms that the project can be completed over an estimated 6-year period starting 2023 and provide an immediate boost to the construction sector of approximately 104-105 FTE jobs per annum. It would also provide an additional source of revenue to fund this infrastructure including development contributions and rates.

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

ECONOMIC BENEFITS POST COMPLETION

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

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

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

The Project will enable the development of up to 580 dwellings in an area facing a chronic shortfall in affordable housing. The Project provides for the development of housing to meet the identified shortfall by way of an expansion to an existing residential area in a location identified by Council as being appropriate for that purpose.

The Project will enable the development of up to 580 homes in an area that is facing a significant shortfall in development capacity. In addition, the Project also seeks to support existing community activities occurring on the site and enable further commercial activities to support the village development.

Urban Economics were engaged to provide an assessment of the social impact of the proposed development. The assessment, attached in **Appendix Eleven** of the referral application, assesses the impact of the Project on local schools, access to employment and proximity to a range of activities.

The *Social Impact Assessment* concludes that:

There is adequate social infrastructure within the study area that supports the proposed development. Therefore, the proposed development is not expected to have any discernible adverse social impacts on the existing schooling, employment and public amenities within the study area, and instead would contribute positively to support the existing social infrastructure.

With respect to cultural wellbeing, the Applicant has commenced engagement with Ngā Hapū o Ōtaki over the proposed development and any further updates on this consultation will be provided to MfE. As required, a Cultural Impact Assessment will be provided with the fast-track resource consent application if the referral application is approved.

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

The Project will progress faster than using the alternative RMA processes. Obtaining consent by way of a plan change and subsequent consents under the 'standard' RMA process is expected to take 2 – 4 years depending on appeals. House construction and subdivision would likely occur in 2028/2029, at the earliest.

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

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

Employment/job creation:

As noted in the attached Business Case and Economic Assessment, between 384-556 FTE will be created by the Project and will contribute \$51 - 74 million to the economy.

Providing jobs will have significant flow-on economic benefits to the local community through the construction phase. This includes jobs in construction work as well as real estate operations.

Housing supply:

The Kāpiti Coast, including Ōtaki, has seen significant development in recent years and is expected to continue to grow with the completion of Transmission Gully (in addition to the new Expressway). This has driven strong growth in the residential market with median prices in Ōtaki increasing steadily since 2016.

Housing capacity and demand issues include current and increasing shortfalls in housing stock and increases in housing demand as highlighted in the recently published Wellington Regional Housing and Business Development Capacity Assessment ("the HBA Report"). In relation to population growth in the City, the key findings of this report relevant to this Project are that, among other things, Ōtaki will see an increase in the demand for housing with 10% of the District demand.

In Council's Housing Needs Assessment that was informed by the HBA reporting as well as a number of other reports, made a number of assertions with respect to Ōtaki. For reference refer KCDC Needs Assessment in Appendix 17 of the referral application. In short, the assessment concludes that **Ōtaki has the highest level of housing need and the greatest affordability pressures on its residents.**

The provision of up to 628 new dwellings over the next six years, will deliver significant development capacity to an area of increasing demand and increasing housing affordability issues. Further, it will enable more people to live in an urban environment which is close to a suburban centre that is continuing to undergo significant change and improvement and where, based on population projections and the shortfall in land supply, there is high demand for housing relative to surrounding areas or other areas of the District.

Contributing to well-functioning urban environments:

The Project is located on a site that is adjacent to existing residential development within the Ōtaki township. Given its excellent location with respect to services, amenities and transport and given that the site has been identified by the Council for development and has secured an IAF agreement to facilitate this.

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

1. The Project will achieve a positive interface with the emerging residential environment and maintain the amenity and operational functions of surrounding rural properties.
2. The Project provides appropriate connectivity to adjacent urban areas and beyond via the state highway upgrades. Refer further assessment in the *Traffic Assessment*.
3. Given its location in close proximity to major public transport routes and the Ōtaki town centre, it is suitable for the level of density proposed. Refer further assessment in the *Urban Design Assessment Memo*.
4. 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. Refer further assessment in the *Urban Design Assessment Memo* and the *Landscape Memorandum*.

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

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

The Project would contribute to improving housing infrastructure in the Ōtaki area. On average, for every dollar spent on construction, around 77% to 88% is retained in the region and the remaining 12% to 23% is present within the wider New Zealand economy.

The infrastructure and traffic assessments demonstrate that the Project can be effectively integrated with infrastructure planning, funding and delivery. All off-site upgrades necessary to support the proposed development have secured funding via the IAF whereby Council are already working on the necessary modelling, design and programming work to ensure the upgrades align with the delivery programme for the Project.

The Applicant will also pay development and reserves contributions for the Council as part of the Project. This will support local public growth infrastructure, public community reserves (including environmental initiatives) and employment from infrastructure and reserve projects.

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

Potential effects on stream ecology relate to the construction of culverts, the control of stormwater and sediment from the Site during construction and post-completion, and management measures proving inadequate during high rainfall events. Given the low likelihood of such an occurrence, and subject to appropriate monitoring and maintenance, such effects will be low.

As noted, all watercourses on the site will be retained with the exemption of the construction of 3-4 culverts to provide suitable access connectively. The design of the culvert, as well as information to support the resource consent application will adhere to the requirements of the NES-F. The proposal also includes riparian planting and enhancement works that will result in improvements to freshwater quality across the Site.

Effects on aquatic fauna are likely to stem from discharge events, though unlikely. Appropriate site management techniques can sufficiently mitigate the risk of such events occurring and this will be detailed in an EMP that will be provided with the fast-track resource consent application.

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

Minimising waste:

This will be an eco-friendly development with waste minimization aligning with Council's waste minimisation programmes as well as the wider Wellington Region Waste Management and Minimisation Plan. Further correspondence will be undertaken with Council to determine whether the Project could apply for a Waste Levy Grant.

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, employment opportunities and public transport, and providing infrastructure which will encourage alternative, low-emissions forms of transport.

Also, climate change effects such as an increase in extreme weather events including storms has been taken into account in the design of the development. The stormwater concept will be designed to the Council standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.

Promoting the protection of historic heritage:

While there are no identified archaeological features on the site or in the vicinity, an archaeologist is currently undertaking an archaeological assessment of the site. The final design of the development will incorporate any recommendations made as part of the assessment. In addition, separate to the resource consent process, the Applicant will obtain an Archaeological Assessment under the Heritage New Zealand Pouhere Taonga Act 2014. In addition, the Applicant has commenced engagement with Ngā Hapū o Ōtaki over the proposed development and any further updates on this consultation will be provided to MfE. As required, a Cultural Impact Assessment 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:

As noted, 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, employment opportunities and public transport, and providing infrastructure which will encourage alternative, low-emissions forms of transport.

Also, climate change effects such as an increase in extreme weather events including storms has been taken into account in the design of the development. The stormwater concept will be designed to the Council standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change. Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices. Also, freeboard levels will be set at levels that are compliant with the NZ Building Code.

Other public benefit:

N/A

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

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

Part X: Climate change and natural hazards

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

The GWRC flood hazards GIS map indicates that most of the site has a low flooding risk but some lower lying areas have an Annual Exceedance Probability modelled at 1%. A portion of the site is located within the Flood Hazard (Ponding) Area of the District Plan.

Land contouring undertaken during construction of the development will ensure all surface water drains to the road and reserve corridors. Building platforms will be set at levels that will comply with the NZ Building Code and will be calculated at building consent stage.

The Project also includes the creation of stormwater storage areas as well as minor recontouring works to existing drains and watercourses to accommodate current flood volumes within the site. These areas have been allowed for in the masterplan. The preliminary stormwater modelling undertaken to date confirms that flood volumes can be accommodated on site to ensure hydraulic neutrality is achieved and flood volumes do not increase off-site.

Climate change (including the increase in the number and intensity of storm events) will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices. The stormwater concept will be designed to the Wellington Water Regional standards, with the general design to a 10% AEP rainfall level including 20% increase for climate change.

Also, with respect to climate change, if realised, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield (in particular the growth areas on the outskirts of Ōtaki as identified in the Growth Strategy). This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public transport).

Part XI: Track record

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

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

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

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

Stephanie Blick (Applicants agent)

01/11/2022

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.

Yes	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.