



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: The Botanic Riverhead
Application number: PJ-0000762
Date received: 10/09/2021

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: MATVIN GROUP LIMITED (The Botanic Riverhead Limited Partnership - still to be formed)

Contact person: MATTHEW ELLINGHAM

Job title: DIRECTOR

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

C/- Matvin Group

Unit A3, 27 - 29 William Pickering Drive

Albany

Auckland

New Zealand

Address for service (if different from above)

Organisation: The Planning Collective 2021 Limited

Contact person: Burnette O'Connor

Job title: Planner / Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

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

Postal address:

The Planning Collective 2021 Limited

PO Box 591

Warkworth 0941

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.

1092 Coatesville Riverhead Highway, Riverhead, Auckland, 0820, New Zealand

Riverhead, Auckland

Legal description(s):

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

Lot 1 DP 164590 and Lot 2 DP 164590

Registered legal land owner(s):

Chun-Ching Huang and Liu Shun-Mei Huang

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 has a signed Sales and Purchase agreement. A deposit has been paid and settlement on the land is scheduled for 5 December 2023. The Applicant can settle earlier if they choose by giving 30 days notice.

Part III: Project details

Description

Project name: The Botanic Riverhead

Project summary:

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

To establish and operate a retirement village and subdivision to create separate lots for the childcare centre and cafe are proposed, as is land to vest as road for widening Riverhead Road and a new through Road off Cambridge Road.

Project details:

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

The purpose of this project is to fulfill demand for retirement village living in this location. Providing retirement living options will open up capacity in the existing housing market as people move from existing homes to the retirement village.

As with The Botanic in Silverdale, the project is inspired by Biophilic design and seeks to create an environmentally sustainable retirement living environment with a vibrant and energising community feel.

The range of activities proposed assists in creating a socially sustainable and enjoyable environment with the presence of the childcare next to the retirement village, along with the cafe, fine grained retail spaces and medical centre. The main reception building for the retirement village includes a pool, gym, bar, food and beverage spaces and associated car parking. There are outdoor park and recreation spaces adjoined to this for use and enjoyment of residents.

The proposal also includes subdivision to create separate sites for each of the cafe, and childcare centre, separate from the retirement village. The scheme plan also shows road to vest for a future through road from Cambridge road to service the wider Future Urban zoned area and a strip of land adjacent to Riverhead Road for required road widening.

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

The development is not proposed to be staged per se, other than construction can only occur in one part of the site at a time. Once construction has commenced the intention is that the development will be progressively constructed through to completion.

It is expected the construction process will occur over approximately 6-years once consent is granted. The Applicant anticipates starting work in 2022 once the consent is granted.

A construction staging plan is provided as Appendix 3 to the Planning Statement.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Water permit, 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 164590 Lot 2 DP 164590 Cambridge Road Riverhead Road	Auckland Unitary Plan	Future Urban zone Air space restriction designation ID 4311 - Minister of Defence - protection of approach and departure paths (Whenuapai Air Base)	Natural Resources: High-Use Aquifer Management - Kumeu Waitemata Aquifer	Flood plain and overland flow paths

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
Auckland Unitary Plan / C1 General Rules	C1.7 Activities not provided for	Integrated residential development	Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / H18 Future Urban Zone	H18.4.1 (A28)	Dwellings not meeting the Standards	Non-complying	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / H18 Future Urban Zone	H18.4.1 (A38)	Restaurants and cafes not otherwise provided for	Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / H18 Future Urban Zone	H18.4.1 (A49)	Healthcare facilities	Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / H18 Future Urban Zone	H18.4.1 (A47)	Care centres for more than 10 people	Restricted Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E7 Taking, using, damming and diversion of water and drilling	E7.4.1 (A28)	Groundwater diversion associated with excavation not meeting the permitted activity standards	Restricted Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E8 Stormwater - Discharge and diversion	E8.4.1 (A10) and (A11)	Diversion and discharge of stormwater from impervious surfaces and from an existing or new network	Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E9 Stormwater quality - High contaminant generating car parks and high use roads	E9.4.1 (A6)	Development of a new high contaminant generating car park greater than 5000m2	Controlled	1092 Coatesville-Riverhead Highway

Auckland Unitary Plan / E11 Land disturbance - Regional	E11.4.1 (A5)	Earthworks over an area greater than 50,000m2 on land with a slope less than 10 degrees outside the sediment control protection area	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E12 Land disturbance - District	E12.4.1 (A6)	Earthworks greater than 2,500m2	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E12 Land disturbance - District	E12.4.1 (A10)	Earthworks greater than 2,500m3	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E15 Vegetation management and biodiversity	E15.4.1 (A16)	Vegetation alteration or removal within 20m of rural streams, other than those in the Rural - Rural Production and Rural - Mixed Rural zones	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E15 Vegetation management and biodiversity	E15.4.1 (A19)	Vegetation alteration or removal within 10m of urban streams	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E15 Vegetation management and biodiversity	E15.4.1 (A22A)	Vegetation alteration or removal not covered above	Permitted	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E15 Vegetation management and biodiversity	E15.4.1 (A23)	Permitted activities not meeting one or more of the Standards in E15.6	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E17 Trees in roads	E17.4.1 (A6)	Trimming or alteration not meeting Standard E17.6.1	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E17 Trees in roads	E17.4.1 (A8)	Works within the protected root zone not meeting Standard E17.6.3	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E17 Trees in roads	E17.4.1 (A10)	Tree removal of any tree greater than 4m in height or greater than 400mm in girth	Restricted Discretionary	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E26 Infrastructure	E26.2.3.1 (A55)	Stormwater detention/retention ponds/wetlands	Controlled	1092 Coatesville- Riverhead Highway
Auckland Unitary Plan / E27 Transport	E27.4.1 (A2)	Parking, loading and access which is an accessory activity but which does not comply with the Standards for parking, loading and access	Restricted Discretionary	1092 Coatesville- Riverhead Highway

Auckland Unitary Plan / E30 Contaminated land	E30.4.1 (A6)	Discharges of contaminants into air, or into water, or onto or into land, not meeting permitted activity Standards	Controlled	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E36 Natural hazards and flooding	E36.4.1 (A26)	Below ground parking or parking areas in the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E36 Natural hazards and flooding	E36.4.1 (A33)	Construction of other land drainage works, stormwater management devices etc in the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E36 Natural hazards and flooding	E36.4.1 (A37)	All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E36 Natural hazards and flooding	E36.4.1 (A41)	Diverting the entry or exit point, piping or reducing capacity of any part of an overland flow path	Restricted Discretionary	1092 Coatesville-Riverhead Highway
Auckland Unitary Plan / E39 Subdivision - Rural	E39.4.3 (A29)	Subdivision FUZ	Non-complying	1092 Coatesville-Riverhead Highway

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.

No previous applications have been made on the land that are in any way related to the proposed urban land use.

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

No other consents or designations are required by other parties for this development. However, road upgrading of the Coatesville-Riverhead Highway / Riverhead Road intersection with an improved roundabout is planned and will be constructed either as part of this development or the future planned development of the wider Future Urban zoned land area. An area of land is also proposed to be vested for the planned widening of Riverhead Road so it can be formed to an urban standard.

A Notice of Requirement may be required to alter the existing road designation for the upgrade to the roundabout.

This project is not dependent on this project.

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:

No other legal authorisations are required.

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.

The applicant secured funding for the project and is ready to start construction in early 2022, as soon as consent is granted. Preparation of building consents for the first 150 villas will commence as soon as the Applicant knows that the proposal can follow the Fast Track process.

It is anticipated that site works will commence early 2022 and that construction will start mid-2022 and will take approximately 6 years to complete.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Ministry for Environment - Enquiry through Fast Track enquiries email.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Auckland Council - We have requested a pre-application meeting and are waiting for confirmation of a date. We have had initial discussion and have been allocated a staff member in the Auckland Council Premium team.

Auckland Transport - We have had two pre-application online meetings with Auckland Transport. Minutes of those meetings are available if required.

Watercare - The Applicant has met with Watercare to discuss the proposal and work through the servicing options and upgrade / extension requirements.

Other persons/parties

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

Fletcher Living - adjacent land owner and party to the structure plan and associated private plan change.

Neill Group - adjacent land owner and party to the structure plan and associated private plan change.

Boman Zakeri - Luxembourg Development Company - adjoining land owner to the north affected by proposed through road.

Detail all consultation undertaken with the above persons or parties:

The Applicant is involved in regular meetings with the proponents of the structure plan for the wider Future Urban zoned land and the associated private Plan Change Request.

Written approval has been obtained from Boman Zakeri, the adjacent land owner to the north where the proposed through road from Cambridge Road is proposed. This written approval can be provided if required.

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
Te Kawerau a Maki	We are initiating that consultation now in tandem with this pre application
Ngati Manuhiri	Ngati Manuhiri has been engaged to provide a CIA. They are the only group who has responded to the consultation request.
Ngati Maru	We are initiating consultation now in tandem with this pre application
Ngāti Pāoa	We are initiating consultation in tandem with this pre application
Ngāti Te Ata	We are initiating consultation in tandem with this pre application
Ngāti Wai	We are initiating consultation in tandem with this pre application
Ngāti Whātua o Kaipara	We are initiating consultation in tandem with this pre application
Ngāti Whātua Ōrākei	We are initiating consultation in tandem with this pre application
Te Ākitai Waiohūa	We are initiating consultation in tandem with this pre application
Te Rūnanga o Ngāti Whātua	We are initiating consultation in tandem with this pre application
Waikato	We are initiating consultation in tandem with this pre application
Ngāti Rehua	We are initiating consultation in tandem with this pre application
Ngāti Tamaoho	We are initiating consultation in tandem with this pre application
Te Patukirikiri	We are initiating consultation in tandem with this pre application
Ngāti Tamaterā	We are initiating consultation in tandem with this pre application
Ngāi Tai ki Tāmaki	We are initiating consultation in tandem with this pre application

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
Kawerau a Maki	As above. Consultation is being initiated in tandem with this pre application

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.

The Statutory Acknowledgement for Kawerau a Maki covers the subject land. Appendix 21.5 of the Auckland Unitary Plan contains text relevant to Auckland Council from Te Kawerau a Maki Claims Settlement Act 2015.

Section 30 of that Settlement Act requires consideration as to whether Kawerau a Maki is an affected party under s95E of the Resource Management Act. Section 34 requires a summary of applications within the Statutory Acknowledgement area to be provided for a period of 20-years.

Of particular relevance to this project the Statutory Acknowledgement Rangitopuni Stream and its tributaries (OST10612) and the Kumeu River and its tributaries (OST10611).

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

Customary marine title areas

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

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

N/A

Protected customary rights areas

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

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

The project is not within a protected customary rights area.

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.

Potential adverse effects associated within this project include transportation and roading effects, infrastructure servicing effects, effects arising from groundwater diversion, water quality effects associated with stormwater discharge, potential flooding effects, ecological effects, effects on human health associated with soil contamination, cultural effects, effects on rural character and amenity values, and reverse sensitivity effects.

The Applicant has obtained assessments relating to all potential adverse effects. The initial assessments, including guidance from consultation with interested parties such as Auckland Transport, have not indicated any adverse effects that are unable to be suitably avoided, remedied or mitigated by employing industry best practice, standard techniques or appropriate conditions of resource consent.

Roading:

Riverhead road frontage will be upgraded with kerb and channel. The project has been designed to accommodate the widening required to upgrade Riverhead Road to an arterial standard.

Traffic volumes associated with the activity are able to be accommodated without the need for road upgrades. This is because the retirement village generates a low volume of traffic movements and typically these movements do not occur during peak times when there are some capacity issues on the existing network. Likewise, the other planned activities such as the childcare and retail activities, will service the immediate proximate area. Traffic movements associated with these activities has been assessed as suitable to be accommodated in the network without major upgrades being required.

Cambridge Road will be upgraded along the frontage with the site, and also extended to provide access to the childcare centre. This will be left in and left out turn only access as shown on the Masterplan.

Infrastructure servicing:

Wastewater can be disposed of by way of the existing reticulated system. There is sufficient capacity within the water supply network to provide reticulated potable supply as well as supply for fire-fighting. Both services will require relatively minor upgrades to the existing network. The adverse effects associated with the required upgrades, and any extension to pipes, are considered to be less than minor.

There are no upgrades required that are unplanned, or that require funding from agencies, that is not anticipated to occur, or cannot be funded by developers in relation to the specifically planned development projects occurring in this area.

Groundwater Diversion:

There are not expected to be any adverse effects. Standard conditions will ensure no risk to adjoining or neighbouring properties in relation to slumping or land instability related to groundwater diversion - dewatering associated with the construction of basement car parking.

Stormwater Discharge:

A comprehensive approach to stormwater management is being adopted. This has been designed to fit with the stormwater management for the wider structure planned area but can also be provided and will operate as a stand alone solution. A Stormwater Management Plan for this development will be prepared and will be submitted with the resource consent application. It will be designed to fit as a sub-set of the wider stormwater management plan for the structure plan area.

It is proposed to control and manage stormwater in a manner that is naturalised and will provide onsite amenity.

Stormwater will be treated to minimise adverse effects on water quality - *te mana o te wai*. Stormwater volumes will be managed to minimise adverse effects on downstream watercourses.

The stormwater management design will follow best practice, and it is considered that adverse effects will be less than minor subject to consent conditions.

Natural Hazard - Flooding Effects:

The civil engineering assessment has addressed the proposed development and effects on the 1 per cent AEP floodplain. The report concludes that effects will be less than minor because it is intended to attenuate stormwater to pre-development levels, and the stormwater will be designed to accommodate the 1% AEP, as well as other potential increased events that may arise in the future associated with climate change. There will be no increased flood risk.

Ecological Effects:

An ecological assessment has been prepared to identify ecological values on the site. The Memo does not identify any natural features - areas of vegetation, wetlands or watercourses that will be impacted by the proposal. There are no identified natural inland wetlands on the site and no identified natural watercourses.

Any adverse ecological effects arising from the proposal are likely to be minimal. There may also be positive ecological effects overall with the proposed onsite planting and stormwater management that will effectively be a naturalised channel for conveying stormwater.

An arboricultural assessment has been prepared to identify trees onsite, and on adjacent land, that may be affected by the proposed development. The report concludes that the design will enable retention of existing trees, and for them to grow to maturity. The loss of the shelterbelt is concluded to have less than minor adverse effects on arboricultural or ecological values.

Effects on Human Health associated with Soil Contamination:

Onsite assessment has been undertaken to identify any risk to human health associated with soil contamination. The initial assessment identifies only a very low risk and concludes that the adverse effects on human health can be avoided by following standard practices to ensure any levels of toxicity in soils of risk to human health is contained and removed from the site.

Cultural Effects:

The land is zoned Future Urban. Auckland Council sought input from Iwi in developing the Unitary Plan and identifying land areas for future urban development. Subject to careful management of earthworks, infrastructure servicing and stormwater management there are not expected to be additional adverse effects that could adversely affect cultural values.

Consultation is being undertaken with Mana Whenua to determine this.

An initial desktop archaeological / heritage values assessment has been prepared. This identifies a low risk of important archaeology / heritage values being associated with this land. Nevertheless, the land is within a Statutory Acknowledgement area and Riverhead and the Rangipotuni Stream and its tributaries are specifically identified as interest areas in the Settlement Act.

Rural Character and Amenity Values:

The site is identified for urban development. This land will not have a rural boundary as there is more Future Urban zoned land beyond the site that is part of the land that will be included in the private plan change request. Given the planned urbanisation of this land, and the structure planning being undertaken to inform the private plan change request, it is considered that the proposed land use is appropriate now and into the future. The subject land, and all adjoining land, other than roads, will be residential.

Any adverse character or amenity value impacts will be short term. Construction activities will not adversely impact on the established character of this area in any way that could be described as minor or more than minor. This is because land is used for rural production activities at the present time, and this can continue into the future. Construction activities are also expected to be controlled by consent conditions in relation to noise, dust, traffic, hours of operation, etc. Consequently, adverse effects are considered to be less than minor.

Reverse Sensitivity Effects:

Reverse sensitivity effects could arise due to the continued rural land use operation on adjacent land. Such effects are not considered to be of any greater than minimal adverse impact due to the fact the adjacent land that could be used for rural purposes and is also zoned Future Urban, is within the area subject to the structure plan and private plan change request. It is highly likely that the land will all be developed within a similar time frame and therefore the risk of adverse reverse sensitivity effects be generated are less than minor.

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:

Relevant NPS and NES include:

NPS Urban Development 2020

NPS Freshwater Management 2020

NES Freshwater

NES for Assessing and Managing Contaminants in Soil to Protect Human Health

NPS for Urban Development 2020:

The proposal is in keeping with the NPS UD. The economic assessment prepared states a current shortfall of 120 retirement units in Riverhead. This number is expected to increase to 240 by 2040. The subject land is Future Urban zoned land planned for residential development. The purpose of the identified Future Urban land is to provide capacity for the full range of residential living types required. Integrated residential development contributes to providing a variety of housing types, and environments, for the ageing population.

The proposal is a modern, sustainable, integrated residential development that will provide a well-functioning, high quality urban environment from a social and physical environment perspective.

The development will be integrated with planned extensions and upgrades to infrastructure - roading, water supply and wastewater.

NPS for Freshwater Management 2020:

The NPS for Freshwater Management is premised on the concept Te Mana o te Wai. This concept recognises that freshwater resources are fundamental to the health and wellbeing of people and the natural environment. It protects the mauri, or life force, of water.

Te Mana o te Wai encompasses six principles set out in 1.3(4) of the NPS. The six principles inform the NPS and its implementation.

In achieving the principles, development activities should be designed to ensure that they do not generate adverse effects on freshwater resources. Whenever possible, water quality and freshwater resources should be enhanced or protected. The intrinsic values of freshwater are to be respected ahead of the health needs of people for fresh drinking water, and ahead of the ability for people and communities to provide for their social, economic, and cultural wellbeing now and into the future.

This proposal is in keeping with the NPS for Freshwater Management because stormwater will be managed in a way that will ensure effects are no greater, and likely improved from the current situation of horticultural land and associated run-off. Stormwater will be treated and attenuated to ensure downstream effects are neutral. The stormwater system will be naturalised to the greatest extent practicable.

Stormwater management for the site will be approached comprehensively and any methods for managing stormwater will be considered in relation to what is planned for adjacent land areas.

NES for Freshwater Management 2020:

There are no identified freshwater systems, including wetlands, on the subject land. No regulations in the NES are triggered as a result of the proposal.

NES for Assessing and Managing Contaminants in Soil to Protect Human Health:

Geosciences has undertaken an initial site investigation to determine the risk of the development with respect to soil contamination and potential effects on human health. Their assessment states:

With respect to the property located at 1092 Coatesville-Riverhead Road, we note that the client has engaged Geosciences Ltd early in 2021 to conduct a desktop due diligence investigation into the suitability of the property for the proposed development, and in conjunction with our local experience gained through other investigations of land in the general area of the subject site, provide preliminary soil contamination risk assessment for the land under investigation:

- Bulk storage and application of persistent pesticides
- Potential use of lead-based paint on exterior surfaces of buildings constructed prior to the 1970's.
- Potential use of asbestos containing materials on buildings constructed prior to 1 January 2000.
- Possible back fill of a gully in the northern portion of the site with soil of unknown origin.

Although potentially contaminating activities have occurred on the site, the risk for gross soil contamination is regarded as low across most of the site (cultivated land) and low to medium in the proximity of the buildings and structures on site and within the potentially backfilled gully. Appropriate testing should be undertaken on those areas to quantify and delineate any impacts.

It is further noted that soil contamination from the application of persistent pesticides to crop or orchard trees generally results in low concentrations of contamination that only affects the top layer of surface soil and can generally be remediated by conventional methods that include mixing or blending of the affected topsoil layers with "clean" unaffected soil to dilute the levels of contaminants to acceptable levels. Soil contamination from the other sources noted above could be of higher concentrations but will be of limited extent and confined to relatively small areas. Remediation by excavation and off-site disposal at a managed fill facility is generally the preferred option for such outcomes.

Consent under the NES will be required because of the change in land use and the volume of soil to be moved. This consent will be sought as part of the resource consent application.

As addressed in relation to flooding effects, the village will be designed and developed to be fully resilient to the effects of climate change.

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:

This application will achieve Section 4 of the Act. Section 4 sets out the Purpose as stated above. The economic assessment provided by Urban Economics states the proposal will *create 64 FTE jobs on an ongoing basis across the medical, retail, hospitality, childcare, aged care and theatre sectors. It is estimated that the construction of the retirement village and associated commercial floorspace would generate 850 FTE jobs. This number can be interpreted as the number of FTE jobs created on an annualised basis i.e if construction takes three years and is split evenly between the years then 283 FTE jobs would be created each year.*

The construction of the retirement village and associated commercial floorspace is expected to add \$113.1 million to the construction sector 'GDP over the construction process.' The body of the report cites this as an economic benefit.

The Applicant has funding for this project approved and is planning on commencing site works early 2022 and construction Stage 1 of the retirement village mid 2022. It is expected that the project will take 6 years for construction to be completed.

The project will provide additional housing supply in an area (retirement village living) with high forecast demand. Because this project is ready to go it will immediately (as soon as consented) assist in providing increased employment in this area and associated economic benefits cited above. Employment opportunities and economic benefits associated with construction are anticipated to be ongoing over the following 6 years.

The project has been assessed as achieving the sustainable management of natural and physical resources because any adverse effects will be less than minor and a range of positive effects will be created in relation to stormwater management, facilitation of urbanisation of the adjoining roads, provision of a diversity of living opportunities in Riverhead and employment opportunities.

The range of employment opportunities associated with the project are broad and will provide employment opportunities for the immediate and wider surrounding area now and into the future.

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

The project will positively contribute to social and cultural wellbeing now and into the future because it will provide for a retirement living opportunity in Riverhead that will enable retirees some choice to reside in their local community.

The proposed mix of land use activities will positively contribute to social wellbeing, specifically the childcare centre, cafe and retirement village synergies.

Social wellbeing is enhanced by the range of activities proposed in the retirement village and the provision of employment opportunities across a range of sectors - construction, retail, service, medical, and early childhood education.

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

This project is likely to be processed faster under this Act. The previous application for The Botanic in Silverdale took approximately 12 months to process but it took over 6 months for the application to be publicly notified even though this was requested from the outset.

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:

The project will provide a public benefit as this is described in section 19(d) of the Act. The project provides a range of highly skilled and lesser skilled employment opportunities. It will generate economic benefits associated with the construction process and longer term through the provision of at least 64 FTEs.

The completion of the project will provide a supply of retirement living housing choice. The demand for retirement village living options is projected to be high.

The masterplan and architectural plans demonstrate a high-quality, well-functioning urban environment will be created that will contribute positively to the natural environment as well as socially for the people choosing to live at The Botanic, as well as utilise the other facilities such as the childcare and cafe, that are to be provided. The subject land is part of a wider area that is proposed to be developed for urban land uses. The development of this area will facilitate the upgrading and necessary extension infrastructure in this area in an efficient manner. It will be efficient because it is planned for all of the identified Future Urban zoned land in this location to be developed in a similar time frame for residential and commercial purposes.

Housing supply:

As detailed above, the provision of 494 retirement units / care beds will assist in alleviating some of the housing supply shortage in the Auckland region.

Contributing to well-functioning urban environments:

The layout, architectural quality of built form, a complementary range of land use activities proposed and infrastructure outcomes proposed will achieve a well-functioning urban environment. Social interactions between young and old will be facilitated by the proximity of the childcare to the retirement village and cafe. Such interactions are socially valuable and contribute to well-functioning urban environments. The subject land directly adjoins existing residential areas at Riverhead and therefore the development provides a direct continuation in keeping with the existing, and proposed, settlement pattern for Riverhead.

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

N/A

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

The proposed stormwater management outcomes have potential to improve the freshwater quality in the wider catchment from that associated with the existing landuses.

Minimising waste:

N/A

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

Compact urban environment, walkability and the range of onsite services to be provided, including planned services to be provided on adjacent land in the near future.

Promoting the protection of historic heritage:

N/A

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

N/A

Other public benefit:

N/A

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

N/A

Part X: Climate change and natural hazards

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

Auckland Council GeoMaps identifies parts of the subject land as being subject to the 1% AEP floodplain. The development will be designed to avoid flood hazards, including risks from climate change. The approach will be to future proof beyond what is currently required.

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.

Burnette O'Connor

10/09/2021

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)
Yes	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.