



BRF- 2084

18 October 2022

Bulletin Trust
c/- Stephanie Blick
Principal Planner
Scope Planning Limited
Email: s 9(2)(a)

Dear Stephanie Blick

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Waikanae North Project

Thank you for Bulletin Trust's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Waikanae North Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to subdivide an approximately 33-hectare site located at 99 and 103 Main Road/Old State Highway 1, Waikanae, and construct approximately 410 residential units and supporting infrastructure including roads, accessways, parking areas and three-waters services. The project includes the creation of open space areas and restoration and planting of natural wetlands and the riparian margins of a tributary of Waimeha Stream. The project will also require the infilling of several modified streams on the site.

The purpose of the FTCA is to 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.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 747 direct full-time equivalent (FTE) jobs over an approximately 4-year period
2. increase housing supply by constructing approximately 410 residential units

3. progress faster than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Associate Minister for the Environment (urban policy)
2. Waka Kotahi NZ Transport Agency
3. Te Rūnanga o Raukawa Incorporated
4. Electra Limited.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents

is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related planning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the following parties who are additional to those specified in the FTCA:

1. Te Rūnanga o Raukawa Incorporated
2. Electra Limited.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Conservation; Land Information; Defence; Transport; and Climate Change

Additional relevant Minister/s:

Associate Minister for the Environment (urban policy)

Local authorities:

Kapiti Coast District Council
Greater Wellington Regional Council

Relevant iwi authorities:

Te Rūnanga o Toa Rangatira Incorporated
Ātiawa ki Whakarongotai Charitable Trust
Muaūpoko Tribal Authority Incorporated

Relevant Treaty settlement entity:

Toa Rangatira Trust

Other parties:

Waka Kotahi NZ Transport Agency
Te Rūnanga o Raukawa Incorporated
Electra Limited

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to referral of the Waikanae North Project

Information required to be submitted with resource consent applications to a panel

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- i. an assessment of the relevant infrastructure for water and wastewater services that:
 1. assesses the existing condition and capacity of that infrastructure
 2. assesses any upgrades to that infrastructure that are required in connection with the project
 3. identifies any funding required to carry out those upgrades (including who will provide that funding)
 4. contains information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council
- ii. the following information relating to stormwater management:
 1. a stormwater and flood risk assessment
 2. a draft stormwater management plan
 3. information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council or Greater Wellington Regional Council (or both)
- iii. a transport infrastructure assessment that:
 1. assesses the existing capacity of the local road network and Main Road/Old State Highway 1 to service traffic associated with both the project while it is carried out and the resulting development
 2. assesses any upgrades to the local road network and Main Road/Old State Highway 1 that are required to service that traffic
 3. identifies any funding required to carry out those upgrades (including who will provide that funding)
 4. contains information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council or Waka Kotahi NZ Transport Agency (or both)
- iv. an integrated transport assessment that:
 1. assesses the effects on the surrounding transport network, of both the project while it is carried out and the resulting development
 2. identifies how the resulting development will support people to use public transport and active modes of transport (such as walking and cycling)
 3. contains information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council or Waka Kotahi NZ Transport Agency (or both)
- v. confirmation from Waka Kotahi NZ Transport Agency of whether approval is required under the Government Rounding Powers Act 1989, and has been obtained, to form an intersection with Main Road/Old State Highway 1
- vi. an assessment of the visual effects of the project on the landscape and natural character of the project site, including any effects on the rural landscape
- vii. a draft construction management plan, including details of proposed measures to control dust, erosion, and sedimentation
- viii. a hydrology assessment of any changes to natural wetland hydrology that may occur both while the project is carried out and as a result of the development, and any proposed mitigation methods

- ix. an ecological assessment including:
 - 1. delineation of natural wetlands located on, and within 100 metres of, the project site
 - 2. an assessment of the effects of the project on vegetation, natural wetlands, freshwater, avifauna, lizards and bats
 - 3. details of measures to avoid or mitigate these effects
 - 4. results of surveying (undertaken between the months of October-April) for the presence of bats
 - 5. if bats are found to be present on the site during surveying, a bat management plan that sets out how the project will avoid the loss of roost trees, mitigate the loss of vegetation, and address effects of lighting and noise

- x. an assessment of the productive capacity of the land within the project site.