

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: WAIRAU HOUSING DEVELOPMENT.

Application number: PJ-0000854

Date received: 23/12/2022

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

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

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

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

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

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

Part I: Applicant

Applicant details

Person or entity making the request: HAPAI DEVELOPMENT LIMITED PARTNERSHIP C/- New Ground Capital

Contact person: MATT HEAL

Job title: Property Director

s 9(2)(a)

s 9(2)(a)

Postal address:

PO Box 3131

Shortland Street

Auckland 1140

Address for service (if different from above)

Organisation: REMAC

Contact person: Ed Chapman-Cohen

Job title: Senior Planner / Director

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s 9(2)(a)

Postal address:

PO Box 169

Blenheim 7240

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.

46 and 48 Hospital Road

Witherlea, Blenheim / Te Waiharakeke

Marlborough 7201

Refer to Appendix 1 – Locality Plans

Legal description(s):

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

Lot 9 DP 527731 (Record of Title 850968, 1649 square metres)

Lot 10 DP 257731 (Record of Title 850969, 4.3317 hectares)

Refer to **Appendix 2**: Records of Title 850968 and 850969

Registered legal land owner(s):

The Crown

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 (Hapai Development) and Te Runanga a Rangitane o Wairau (Rangitane) have a Memorandum of Understanding with the Ministry of Housing and Urban Development (HUD) for the purchase and future development of the of the subject site for housing purposes, refer to **Appendix 3:** HUD Supporting email – sent 20.12.22.

Part III: Project details

Description

Project name: WAIRAU HOUSING DEVELOPMENT.

Project summary:

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

This project is iwi led for iwi. The aim is to provide a medium density, mixed tenure development that incorporates affordable housing methodologies, such as build-to-rent, that meet a wider range of affordable community and iwi housing needs than a standard compliant / controlled activity development.

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 proposal is to subdivide the subject site into approximately 105 allotments around a central green / reserve space.

The Applicant, Hapai Development, are iwi owned and governed and are partnering with Te Runanga a Rangitane a Wairau, and Te Tau Ihu iwi for the proposed development.

The current design is for construction of 45 standalone units, 36 duplex dwellings, and 24 terrace homes that have been developed to meet local demand.

Refer to **Appendix 4:** Reset Urban Design, Blenheim Residential Development, Medium Density Residential Subdivision, 46 and 48 Hospital Road, Witherlea, Blenheim, *Master Plan Report*, 22 December 2022.

A range of tenures are proposed to service the needs of a wider housing demographic, including iwi / whanau, first home buyers, parties seeking progressive ownership, and affordable build to renters. This will be achieved through continuing relationships with entities such as Ka Uruora.

In addition, the project will leverage partnerships with contractors and consultants to support training and employment opportunities for iwi members.

If required for assessment of this application, supporting professional expert reports are available and can be provided on request for; traffic assessment, geotechnical engineering, civil engineering (infrastructure), and soil contamination.

Based on the master plan, none of the professional supporting reports identify any significant issues or matters that would potentially prevent or substantially delay the project.

Initial traffic recommendations have been incorporated into the Appendix 4 Master Plan. Future minor changes to road widths and street parking may be required when the extent of road vesting is confirmed and formalised for resource consent.

Geotechnical analysis and testing did not identify any unusual ground stability or liquefaction issues and confirmed that the ground is suitable for onsite soakage.

Civil engineering assessment did not identify any issues with required site preparation earthworks and proposes onsite disposal of stormwater and connection to reticulated town systems for water supply and wastewater disposal. The Marlborough District Council have advised that there is sufficient capacity within existing water supply and

wastewater systems to service the proposed residential development of 105 lots. No large or potentially delaying infrastructure upgrades are required for the proposed development.

Refer to **Appendix 5**: Letter from Marlborough District Council Chief Executive, 20 December 2022.

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

No staging is proposed once the construction phase is started.

Consents / approvals required

Relevant local authorities: Marlborough District Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent

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 9 DP 527731 and Lot 10 DP 257731	Proposed Marlborough Environment Plan (PMEP or the Plan)	Under PMEP the subject property is zoned Urban Residential 2 and is surrounded by existing residential and hospital land use with associated services infrastructure.	None.	The property is listed on the Register of Scheduled Sites at, Schedule 2, Appendix 16 of the PMEP. Schedule 2 specifies that health services and ancillary activities are a permitted on the subject property without resource consent subject to building height and boundary setback standards. The PMEP also identifies the subject property as a potentially contaminated Hazardous Activities and Industries List (HAIL) site due to historic orchard activity and historic hospital buildings that may have contained asbestos and had associated storage of fuel.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
				The PMEP does not record any heritage sites or notable / protected trees on the subject property. The PMEP identifies that Hospital Road is a 'Local Road' in terms of the roading hierarchy.

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
Proposed Marlborough Environment Plan (PMEP).	Subdivision, Urban Residential 2, Rules 24.3.1.2 and 24.5.3.	Proposed allotment sizes less than 400m ² .	Discretionary.	46 & 48 Hospital Road, Blenheim.
PMEP	Urban Residential 2, Rules 5.2.1.4 and 5.5.1.	Permanent buildings covering more than 45% of the net site area.	Discretionary	46 & 48 Hospital Road, Blenheim.
PMEP	Urban Residential 2, Rules 5.2.1.5, 5.2.1.6, 5.2.1.7, 5.2.1.12 and 5.5.1.	Possible encroachment of recession plane, height, and boundary set back standards – to be confirmed with more detailed design for resource consent application.	Discretionary	46 & 48 Hospital Road, Blenheim.
PMEP	Urban Residential 2, Rules 5.2.1.9, 5.2.1.10 and 5.5.1	Possible non-compliance with permitted standards for outdoor amenity areas - to be confirmed with more detailed design for resource consent application.	Discretionary	46 & 48 Hospital Road, Blenheim.
PMEP	General Rules, Transportation, Rules 2.33.1.23, 2.33.1.26 and 2.34.1.	Providing less than 15.5m of queuing space – dependent on road vesting to be confirmed with more detailed design for resource consent application.	Discretionary	46 & 48 Hospital Road, Blenheim.

PMEP	General Rules, Transportation, Rules 22.33.4.12, 2.33.4.13 and 2.34.1.	Providing less than 20 m separation distance between the intersection / entrance to the site and existing driveways on Hospital Road, and internal intersections and driveways - dependent on road vesting to be confirmed with more detailed design for resource consent application.	Discretionary	46 & 48 Hospital Road, Blenheim
PMEP	Urban Residential 2, Rules 5.3.10.3, 5.3.10.4, and 5.5.1.	Exceeding 50 m3 of excavation, and 50 m3 of fill per Record of Title.	Discretionary	46 & 48 Hospital Road, Blenheim.
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	Regulations 8(3)(c), 8(3)(d), and 8(4)(b).	Disturbing more than 25 m3 of material per 500 m2, removal of more than 5 m2 of material per 500 m2, and undertake subdivision, within a HAIL site.	Restricted Discretionary	46 & 48 Hospital Road, Blenheim.

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.

The Applicant has not previously applied for resource consent under the Resource Management Act (1991) in respect of the same or similar project on the subject site.

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

Not applicable.

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 to commence the project.

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 is in position to action this proposal. The necessary finding is in place, and works would commence immediately upon uplift of the consent.

Anticipated timeline:

- Lodgement of Application for Referral by Minister: Dec 2022
- Complete Prelim Design & start Developed Design: Dec 2022 - 2023
- Cultural Impact Assessment: Dec 2022 - April 2023
- Decision on Application for Referral: March 2023
- Fast Track Consent Application: March - May 2023
- Fast Track Consent Decision: July 2023
- Commencement of civil construction: Aug 2023
- Lodgement of first Building Consent: Aug 2024
- Completion of civil construction: (s224c): Dec 2024
- Commencement of building construction: Jan 2025
- First completion of buildings (CCC): Dec 2025
- Completion of all buildings: Dec 2027

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

- The Applicant and Rangitane has been in discussion with the Ministry of Housing and Urban Development (HUD) since July 2020 for use / purchase of the subject site, refer to Appendix 3: HUD Supporting email – sent 20.12.22.
- The Applicants Agents have had pre-application meetings with Ministry for the Environment (Fast Track Consenting) staff in May and December 2022.

Local authorities

Detail all consultation undertaken with relevant local authorities:

The Marlborough District Council (MDC) is the relevant local authority. The Applicant has engaged with MDC staff over the past 12 months as details of the project have become available.

- January 2022 MDC Infrastructure Project Engineer was contacted to assess the wastewater and water supply reticulation capacity.
- July 2022 meeting was held with Applicant Agents and MDC Subdivision Planning, Reserves, and Infrastructure staff to outline the proposal and identify potential issues.
- Rangitane Management has been advising MDC executive level staff as the project develops.
- Applicant's engineers and consultants have been liaising with MDC staff as required for development of supporting reports and assessments.
- December 2022 meetings held with Applicant Agents and MDC Subdivision Planning, Reserves, Infrastructure, Roding, and executive level staff to provide latest master plans, outline process and intended timeline. No significant issues or barriers were identified, details such as service connections, development contributions, road vesting, and reserves management can be addressed with resource consent application details.

Refer to Appendix 5 - Letter from Marlborough District Council Chief Executive, 20 December

Other persons/parties

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

As with surrounding land, the site is zoned for residential activity. Lower density housing typologies are proposed along southern and eastern boundary to blend with the established neighbourhood, and standalone houses will front

Hospital Road to maintain residential character. Despite the zoning and design considerations, adjacent neighbours to the south and east may be affected by the change in character and amenity.

Detail all consultation undertaken with the above persons or parties:

No consultation has been undertaken to date.

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
Rangitane o Wairau	Rangitane is the lead Iwi for this project and has been involved since inception.
Ngāti Toa Rangatira	The Applicant and Rangitane are in the process of consulting with Ngati Toa Rangatira, any replies will be forwarded to the Ministry for the Environment (MfE).
Ngāti Rarua	The Applicant and Rangitane have consulted with Ngati Rarua, who support the project and the application and will invest via Hapai Development Limited Partnership (HDLP).
Ngāti Tama	The Applicant and Rangitane have consulted with Ngati Tama, who support the project and the application and will invest via HDLP.
Ngāti Koata	The Applicant and Rangitane have consulted with Ngati Koata, who support the project and the application and will invest via HDLP.
Ngāti Kuia	The Applicant and Rangitane have consulted with Ngati Kuia, who support the project and the application and will invest via HDLP.
Te Ati Awa o Te Waka a Maui	The Applicant and Rangitane have consulted with Te Ati Awa, who support the project and the application and are considering whether they will invest in project.
Ngati Apa ki te Ra To	The Applicant and Rangitane have consulted with Ngati Apa, who support the project and the application and are considering whether they will invest in project.
Refer to Appendix 6 - Rangitane Letter, 20 December 2022	

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
Rangitane o Wairau	Rangitane is the lead Iwi for this project and has been involved since inception.
Ngāti Toa Rangatira	The Applicant and Rangitane are in the process of consulting with Ngati Toa Rangatira, any replies will be forwarded to the Ministry for the Environment (MfE).
Ngāti Rarua	The Applicant and Rangitane have consulted with Ngati Rarua, who support the project and the application and will invest via Hapai Development Limited Partnership (HDLP).

Ngāti Tama	The Applicant and Rangitane have consulted with Ngati Tama, who support the project and the application and will invest via HDLP.
Ngāti Koata	The Applicant and Rangitane have consulted with Ngati Koata, who support the project and the application and will invest via HDLP.
Ngāti Kuia	The Applicant and Rangitane have consulted with Ngati Kuia, who support the project and the application and will invest via HDLP.
Te Ati Awa o Te Waka a Maui	The Applicant and Rangitane have consulted with Te Ati Awa, who support the project and the application and are considering whether they will invest in project.
Ngati Apa ki te Ra To	The Applicant and Rangitane have consulted with Ngati Apa, who support the project and the application and are considering whether they will invest in project.

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 settlements for Te Tau Ihu iwi were legislated in 2014 and were enacted on 1 August 2014.

The eight iwi of Te Tau Ihu to which these statutory acknowledgements and areas relate are:

- Ngāti Apa ki te Rā Tō
- Ngāti Kuia
- Rangitāne o Wairau
- Ngāti Koata
- Ngāti Rārua
- Ngāti Tama ki Te Tau Ihu
- Te tiawa o Te Waka-a-Māui
- Ngāti Toa Rangatira

The site is not subject to the Right of First Refusal mechanisms in the respective Treaty Settlement for the eight Te Tau Ihu iwi.

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.

Not applicable.

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.

Not applicable.

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.

The potential for the proposed Wairau Housing Development project to generate significant adverse environmental effects is no more than minor for the following reasons:

- The site is zoned for urban development and surrounded by existing urban housing and hospital land use.
- There is no surface water on or near the site and it is not identified in Proposed Marlborough Environment Plan (PMEP) as being within a ground water protection area or sensitive soils area.
- The site is not identified in the PMEP as having any particular high or significant landscape values.
- The site does not contain any significant natural areas, habitats or ecology. The existing trees on site are all exotic species and none have notable or protected tree status. Some existing trees will be retained where possible and appropriate.
- Site works will be undertaken in accordance with all professional expert recommendations, including contaminated soil management and sediment and dust control, and will not generate any cross boundary effects.

Part VIII: National policy statements and national environmental standards

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

National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management (NPS-FM) 2020 provides local authorities with updated direction on how they should manage freshwater under the Resource Management Act 1991.

The proposed Wairau Housing Development will be designed with on-site soakage of stormwater runoff from dwelling roofs and hard surface areas and specific design of stormwater treatment and disposal for runoff from roads will ensure that the stormwater effects will be less than minor and managed in a way in that gives effect to Te Mana o te Wai.

National Policy Statement Urban Development 2020 (updated 2022)

The National Policy Statement for Urban Development (NPS-UD) 2020 sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991. It recognises the national significance of well-functioning urban environments, with a particular focus on ensuring that local authorities enable urban environments to grow and change in response to the changing needs of communities and future generations by providing enough space for their populations to “happily live and work”.

The proposed Wairau Housing Development aligns with NPS-UD policy direction by:

- Enabling a variety of homes that meet the needs, in terms of type, price, and location, of different households; and enable Māori to express their cultural traditions and norms.
- Responding to demand for affordable housing capacity and various typologies that contribute to well-functioning urban environments, even if the development unanticipated by RMA planning documents.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) provides a nationally consistent set of planning controls and soil contaminant values.

All site assessment, consents, and land disturbance work will be undertaken in accordance with NES-CS requirements, process, and expert recommendations.

Part IX: Purpose of the Act

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

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

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

The Applicant has commissioned a detailed economic report to assess the proposed Wairau Housing Development against the purpose of the Act.

Refer to **Appendix 7** – M.E Consulting, Blenheim Residential Development - 46-48 Hospital Road, *Economic Impact Assessment* for COVID-19 Recovery (Fast-track Consenting) Act application, Prepared for Hapai Development Limited Partnership, Document Ref HDLP001.22, dated 22 December 2022.

Where noted the following points under Part IX of this application have been extracted from the Appendix 7 Economic Impact Assessment.

The cumulative **direct value added** from the present to completion of the project under the Fast Track Consenting (FTC) scenario, is projected to be around **\$14.6m**.

By comparison, the conventional consent process for the development (without fast-track consent) has a cumulative direct VA of between **\$400,000 and \$600,000 less** than the FTC scenario.

M.E Consulting (22.12.2022); Sec 3.1.1, pg 7 – 8.

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

As an Iwi led project with strong drivers for meeting iwi, whanau and community affordable housing needs, the proposed Wairau Housing Development expected to positively contribute to the future social, cultural and economic wellbeing of the Marlborough region and other areas of New Zealand through flow on effects.

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

Without the FTC process under the Act, the development will have to be authorised through the conventional consenting process. This is expected to result in about nine to twelve months added onto delivery.

M.E Consulting (22.12.2022); Sec 3.1.1, pg 8.

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 development of the site, through earthworks and residential dwelling construction, is estimated to **directly sustain employment equivalent to 276 job years** across the country. Almost all of this (96%) is expected to be supported within the Marlborough region. In total, the Fast-track scenario is projected to sustain the equivalent of

1,795 job years, across the country, once the indirect and induced effects are included. The FTC will mean that construction related employment can begin sooner and during a period when it will deliver the most value to local construction businesses facing a projected downturn of growth in an uncertain economic climate. The FTC process is estimated to bring the construction activity forward by an estimated nine to twelve months.

M.E Consulting (22.12.2022); Sec 3.1.2, pg 9.

Housing supply:

According to the Housing and Business Capacity Assessment (HBA) recently completed for the Marlborough region, the population was projected to reach 61,000 by 2048. Nearly 80 per cent of this growth was projected to occur within 10 kilometres of central Blenheim.

The HBA identified a potential (overall) shortfall in residential development capacity for approximately 900 dwellings over the next three decades.

The current design shows 105 dwellings being delivered, of various sizes, typologies and tenure. This accounts for around 85% of the average annual demand. Almost half (48%) of the units are one- and two-bedroom homes.

M.E Consulting (22.12.2022); Sec 3.4.1, pg 11.

Contributing to well-functioning urban environments:

Affordability

The developer's intention is to provide housing that is a combination of homes for market sale, build to rent, community rental and progressive home ownership. The exact proportion of dwellings which will contribute to affordable housing outcomes has not been finalised.

Choice

The project contributes to housing choice for Blenheim households, providing a range of options relating to typology, tenure and price.

Accessibility

The site is well placed relative to the CBD, shopping facilities, open space and recreation facilities, public transport routes and education facilities.

Other

The development is within the existing urban boundary of Blenheim (rather than on greenfield land), contributing to a more compact city, which is generally more efficient (lower transports costs, etc).

M.E Consulting (22.12.2022); Executive Summary Sec 3.4.1, pg ii.

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

The new infrastructure that is to be constructed in the subdivision will provide economic development and employment for the duration of the construction.

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

Stormwater servicing on the Wairau Housing Development will be designed to ensure that stormwater runoff treated as appropriate to ensure that there is no adverse effect on freshwater quality below ground and for any surface waterbodies that receive reticulated stormwater.

Minimising waste:

The Wairau Housing Development will promote the use of and utilise sustainable building materials and construction methods that minimise waste where possible.

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):

The location of the Wairau Housing Development is in close proximity to Blenheim CBD services amenities and existing cycling and walking links including the Taylor River Reserve which will allow easy alternatives for fossil fuel / greenhouse gas emitting transport. This development will also firmly focus on sustainable design principles, starting with good passive design and energy efficient windows and doors to reduce energy use for heating and cooling. It will aim to prioritise the use of sustainable construction materials, energy efficient appliances, lighting and other emission reducing features such as solar panels.

Promoting the protection of historic heritage:

There are no heritage buildings, known historic sites, or notable trees on the subject property. It is expected that any resource consent for land disturbance on the site will include a condition specifying an accidental discovery protocol.

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

The proposal is not a greenfields development, the site is zoned for urban development. Geotechnical and civil engineering assessment have not identified the site as being significantly at risk or potentially affected by climate change and natural hazards.

Other public benefit:

A housing development on the subject site that meets current district plan standards would generate sections and houses that are financially out of reach for many in the community. The proposed Wairau Housing Development will not comply with district plan standards, but it is not out of character with the surrounding / existing urban environment, and it will contribute towards cultural and social wellbeing by providing for a range of affordable housing typologies.

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

The potential for the proposed Wairau Housing Development project to generate significant adverse environmental effects is no more than minor, refer to previous section; *Part VII: Adverse Effects*.

Part X: Climate change and natural hazards

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

Geotechnical and civil engineering assessment do not identify the site as being significantly at risk or potentially affected by climate change and natural hazards.

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.

Ed Chapman-Cohen

23/12/2022

Signature of person or entity making the request

Date

Important notes:

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

Checklist

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

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.