

Response ID ANON-URZ4-5F1W-R

Submitted to Fast-track approval applications
Submitted on 2024-05-03 08:49:39

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Remuera Project Limited

2 Contact person

Contact person name:
Michael Campbell - Campbell Brown Planning Limited

3 What is your job title

Job title:
Director

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The subject site is located at 127 – 131 Remuera Road, Remuera (the Site), outlined in red on the map at Appendix A. The site is a brownfield parcel of land with a combined area of 2,384m² located on the south western side of Remuera Road.

The site is in close proximity to the Newmarket Metropolitan Centre Zone, which, including the surrounding Mixed-Use area, is the largest commercial and employment centre in Auckland second only to the CBD. Newmarket includes the recently built Westfield shopping mall which has boosted Newmarket's presence as a shopping destination. The Newmarket Train station is also a major transport hub with connections to three different train

lines as well as multiple frequent bus services.

The site is also located near a State Highway 1 on / off ramp and is next to Mount Hobson. Consequently, the site is well positioned for residential intensification being in close proximity to retail, employment, transport and recreational amenities.

The Site is zoned Business Mixed Use under the Auckland Unitary Plan (AUP).

File upload:

Appendix A - 127 - 131 Remuera Road, Remuera.pdf was uploaded

Upload file here:

Appendix C - Architectural Plans.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Appendix B - Certificates of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Remuera Project Limited (RPL or the Applicant).

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The Site is held in freehold ownership by RPL. As the registered owner of the above title, RPL has full control over the Site (including legal access). This will enable RPL to quickly and efficiently act on any work required for the project.

Section 2: Project details

What is the project name?

Please write your answer here:

125-131 Remuera Road Development

What is the project summary?

Please write your answer here:

Approximately 80-100 apartment units plus 1500-2400sqm of commercial floor space are proposed within a standalone building comprising 8-10 levels.

What are the project details?

Please write your answer here:

The application seeks to enable accelerated construction and delivery of a comprehensively residential apartment development. The Project will result in significant and on-going public benefits and will promote employment in the construction sector and on-going operation of the residential development with significant FTE opportunities to support social and economic benefits while promoting the sustainable management of natural and physical resources.

The purpose of the proposed project is to carry out an apartment development within an existing and growing residential catchment, to considerably increase the housing supply within Auckland.

The applicant has obtained an economic report to provide a high-level overview of the potential economic impacts resulting from the proposed residential development by Remuera Project Limited.

The report notes that the Auckland Isthmus catchment covers approximately a quarter of the wider region's population with just over 480,000 residents estimated as of June 2023. Looking ahead, under the Stats NZ Medium growth scenario, the catchment is anticipated to experience population growth of approximately +20% between 2023 and 2033, representing a net increase of around +93,000 people and resulting in a population base of around 575,000 people by 2033.

Simultaneously, the Stats NZ projection forecasts the number of households in the Auckland Isthmus catchment to grow from 175,900 in 2023 to around 206,900 households by 2033 under the Medium growth scenario. Accommodating this growth on a one household per dwelling basis would therefore necessitate around 31,000 new dwellings in the catchment.

The latest net migration data from Stats NZ indicates net migration into NZ is at record levels reflecting a strong post-Covid rebound with NZ increasingly

being viewed as an attractive country for people to permanently migrate. High net migration puts increased pressure on Auckland's constrained housing stock, already under significant pressure, and amplifies the need for new residential capacity to be injected into the supply pipeline over the short term. If high levels of net migration are sustained, the current population growth projections for Auckland could be conservative.

The report notes that enabling the subject development to introduce approximately 100 new dwellings would represent a significant injection into the Remuera market and assist in slowing house price growth. Consequently, the Applicant's development has the potential to enhance the housing affordability of the local market, further enabling more residents to live in attractive, high amenity and efficient locations. This positively impacts their economic and social wellbeing by providing an increase in supply that is likely to deliver homes at more serviceable levels of debt.

The key positive economic benefits of the project

- **Increased Housing / Residential Capacity Supply:** In an economic environment where the market identifies a diverse range of circumstances, expanding the residential choices available to consumers enables them to make decisions that better suit their personal needs and preferences. In this regard, the provision of additional residential product provides more options that, putting aside the costs element, will improve the community wellbeing.
- **More Affordable Housing:** The preceding analysis in this overview indicates that Remuera saw a material 60% rise in median house prices over the past decade. Although there are several contributing factors, an undersupply of new homes in the market relative to the increase in demand, is one of the driving forces behind this house price inflation. Consequently, an increase in the supply of housing is generally positive for housing affordability.
- **Increased Choice of Location:** One of the advantages of the subject development is that it provides not only capacity and thereby opportunity for consumers to live in the Remuera area and in a location that is proximate to the existing significant urban environments (Newmarket). Therefore, increased density within this established urban area will align with Policy 1 of the NPS-UD by fostering a well-functioning urban environment and aligning with the MDRS directive regarding urban intensification.
- **Decreased Marginal Infrastructure Costs:** Concentrating residential growth in efficient location means greater returns on the use of the local (existing and planned) infrastructure. This can vary depending on the level of unused capacity of existing infrastructure and the cost of replacement / upgrade of said infrastructure. The subject site is in a high amenity area and is likely to mitigate new infrastructure expenses relative to growth areas situated in distant greenfield locations.
- **Increased Economic Activity / Local Employment:** The increased local population base will result in a net increase in the number of full-time equivalent employees able to work in the local area and the surrounding suburbs due to the subject development generating increased demand for local businesses and services. This will be a net gain for the local economy and stimulate further growth and amenity improvements for the area.
- **Diverse Buyer Pool:** Remuera and Newmarket are popular areas for a broad range of homebuyers including young professionals, young couples and families and retirees and additional residential development would likely stimulate demand within a diverse group of people, particularly with the increased diversity of residential typologies and range of dwelling price points.
- **Greater Level of Growth:** Growth from residential developments works as a catalyst to spur further growth in the area. Following the completion of the Westfield Newmarket, the Broadway shops suffered a significant increase in the vacancy rate. The subject development represents a significant increase in the level of residential activity within the direct vicinity of the centre and provides impetus to further grow the Newmarket Metropolitan Centre.
- **Increased Amenities:** The subject development will provide high-amenity residential environment with master-planned, purpose built, and targeted amenity values in a co-ordinated and integrated manner. This has the potential to improve the amenities of the receiving environment and generate community benefits.

Please refer to Appendix C for a copy of draft Architectural drawings. [that is based on 6 level only, we are now looking at 8-10 level.

The density of the development is consistent with the underlying zoning of the site, which is zoned as Business - Mixed Use and the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Business - Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential areas and the Business - City Centre Zone, Business - Metropolitan Centre Zone and Business - Town Centre Zone.

It also applies to areas where there is a need for a compatible mix of residential and employment activities. The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas.

The proposal will support the Remuera Town Centre and the surrounding Business - Mixed Use Zone, which provides for a wide range of recreation and employment opportunities. It is also very well located in relation to the City Centre and Newmarket.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

It is envisaged that the project will be undertaken as a single stage from earthworks through construction of the units and final delivery to future occupants.

2024

September - awaiting Minister approval

October to March - preparation of the Stage 2 application to fast-track consenting equivalent of a resource consent application

2025

April-May - processing and approval of the resource consent

June - submit engineering plan approval

August - commencement of earthwork and civil construction

2026

February - completion of the overall earthwork and civil works for the project

March - commencement of Apartment construction

2028

July – completion of Apartment construction

We anticipate the completion of 80-100 units per year on this project.

What are the details of the regime under which approval is being sought?

Please write your answer here:

A combined resource consent application would be lodged addressing the following:

Resource Management Act 1991 (RMA) Section 9 – Land use consent under District Plan and Regional Plan.

RMA Section 11 – Subdivision consent under District Plan.

All building works will be subject to a building consent application that will be lodged as soon as the resource consent has been granted.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Auckland Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

At the time of making the application to be listed on Schedule 2A of the Bill, the applicant does not have any resource consent applications or a notice of requirement filed with Auckland Council.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

It is anticipated that establishment works will be carried out from mid-2024 to early 2025. Preparation of building consents will commence early 2025, with lodgment planned to immediately follow the approval of resource consent. Those works will be staggered across 24 months for the construction of the apartment building. It is anticipated that the construction of the building will be completed in mid 2028.

The applicant has already secured construction funding and does not need to undertake presales to commence the project.

The applicant confirms that this project is “shovel ready”, subject to obtaining the necessary approvals.

The applicant has already engaged an expert consultant team that will prepare all the necessary documentation for the resource consent and is already underway with the necessary fieldwork or technical investigations to inform that documentation.

Should this project be successfully included in the Fast-track Approvals Bill as a Schedule 2A project, the application is expected to be lodged with the Environmental Protection Authority imminently following the Bill coming into force.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The following persons are considered likely warrant engagement with:

- (a) Auckland Council (the relevant territorial authority).
- (b) Mana whenua

- i. Ngāi Tai ki Tāmaki
- ii. Ngāti Maru
- iii. Ngāti Pāoa
- iv. Ngāti Paoa Trust Board
- v. Ngāti Tamaoho

- vi. Ngāti Tamaterā
 - vii. Ngāti Te Ata
 - viii. Ngāti Whanaunga
 - ix. Ngāti Whātua o Kaipara
 - x. Ngāti Whātua Ōrākei
 - xi. Te Ahiwaru - Waiohua
 - xii. Te Ākitai Waiohua
 - xiii. Te Kawerau ā Maki
 - xiv. Te Patukirikiri
 - xv. Te Rūnanga o Ngāti Whātua
 - xvi. Waikato - Tainui
- (c) The adjoining landowners and occupiers.
(d) Watercare.
(e) Auckland Transport.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Auckland Council, Watercare, and Auckland Transport

The applicant has not had a pre-application with the Auckland Council. The applicant is also concerned that the application could be notified by the Auckland Council. This would result in an additional 6-9 month delay to the project, excluding the potential for appeals to the Environment Court.

Mana whenua

The application has reached out to all mana whenua. The applicant is committed to engagement with mana whenua, should the project be listed on Schedule 2A.

Landowners and occupiers of adjacent properties

The applicant is committed to engagement with neighbours should the project be listed on Schedule 2A.

Upload file here:

No file uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

The project has not involved any processes under the Public Works Act 1981 in relation to the land.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The project does not include an activity that will occur on land under a Treaty settlement.

None of the land on which the project activities will occur is land that has been or is required to be returned under the any Claims Settlement Act.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

No

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

No

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

A detailed summary of the potential effects of the project on the environment will be undertaken. That being said the proposal activities are located within a zone (Mixed Use) that encourages apartment development.

It is considered that the Project will have the positive effects detailed later in this application, and the Project will not have any long term, significant adverse effects on the environment.

The scale and nature of the proposal means that it has the potential to give rise to some environmental effects. The assessment below considers the extent of the range of potential effects, together with the methods that are proposed to avoid, remedy or mitigate any such effects.

Overall, it is concluded that the proposed development will not give rise to any significant adverse effects subject to appropriate mitigation and imposition of conditions of consent. Indeed, the assessments undertaken to date have confirmed that the actual or potential adverse effects will be less than minor and that the development will produce significant positive effects and benefits in the form of:

- a. Major additional residential accommodation to contribute to the supply of housing in Auckland;
- b. Additional employment to the region, including specific apprenticeship and internship programmes;
- c. Enhanced sustainability through the provision of an apartment building.

Traffic/transport

It is considered that the proposed road network and individual lot design, including the location, gradients and dimensions of the vehicle crossings and parking spaces, have been designed so as to provide a low speed environment with clear sightlines such that safe and efficient vehicle movements can be made to and from the sit.

Urban design and neighbourhood character

The land is identified suitable for high-density residential apartment development under the applicable AUP zone. The development is consistent with and advances the objectives and policies of the zone.

It is considered that there will be less than minor adverse effects arising in relation to these matters, for several reasons. The zone provides for infringement to height as a restricted discretionary activity noting that in terms of the Mixed Use Zones, the expectations for amenity are not the same as for a residential zone.

The proposed apartment development has been carefully designed and will utilise high quality materials.

It is acknowledged that the development and urbanisation of the site will result in a change in character in terms of the existing vacant nature of the site and the previous uses that occurred on the site. However, this change in character is contemplated by the zone.

The proposed development is considered to make a positive contribution to the character and amenity of this part of Remuera to contribute to the intensification within the walkable catchment of Newmarket Station. The building responds to the topography of the site.

The development will contribute anticipated intensification in a location with attributes that enable the greater height of the proposal to be easily accommodated. The high-quality development will complement the character of the area and positively address the Remuera frontage. The building will have a presence in the landscape and be seen both as part of the adjoining streetscape and in wider views however the scale is not such that it will particularly stand out or be incongruous within the existing or future anticipated built form, character and amenity of the locality.

The architectural design and layout of the development reduces its visual bulk in the surrounding environment and will create desirable residential amenity for future residents. The proposed façade strategy with the different materiality and well-articulated elevation will seek to break up the mass of the building whilst achieving an overall sense of quality and a good fit with the local environment.

The development overall is of a high quality of amenity. Limited car parking will be provided via a share car system for residents supporting the use of public transport and cycle facilities in the locality. The carpark uses the existing site topography to accommodate cars within a single small basement. The basement will also accommodate bike storage and rubbish storage / removal.

The proposal is considered to be well aligned with the outcomes sought by the B-MU zone, the Regional Policy Statement and the NPS_UD. Care has been taken in the overall design to provide on-site amenity for residents in the form of a rooftop terrace and individual balconies to the apartments. Shared laundry facilities are also provided.

The height of the proposal is set under the E20 regional volcanic viewshaft height plane which affect less than 10% of the site and the proposal will not compromise the character or amenity of the wider landscape or protected views to Maunga.

It is noted above that while development brings change to a landscape, this is not necessarily negative or adverse. Overall, it is considered that the design of the development will have beneficial effects alongside very-low adverse visual effects. The proposed development is the type of quality, higher intensity residential development anticipated by the Auckland Plan, Unitary Plan, RPS and NPS-UD. It demonstrates a level of quality residential amenity sought for higher density living in an inner-city suburb of Auckland in a location that is well provided in respect of transport options and access to local amenities.

Overall, it is considered that the proposed development is fully in keeping with the planned outcomes anticipated by the zone which provides for high density residential activities. The proposed non-residential activities are modest and form a minor supportive function for the proposed residential activities.

Stormwater disposal

The downstream network capacity requires an assessment as part of Resource Consent application however, as the site is already almost 100% impervious and in line with the permitted allowance for the zone of 100% impervious, this is not expected to be an issue and can be addressed by detention tanks, if necessary.

Overall, the proposed stormwater management plan will meet the required water quality treatment standards of Auckland Council's GD01 technical document.

Earthworks

The proposed earthworks will occur across the entire development site in order to create the building platform, basement and the installation of infrastructure. The majority of the earthworks across the site is proposed to occur during one earthworks season.

The proposed earthworks are considered to be appropriate and consistent with the scale of the proposed residential development and subdivision. With appropriate site management and monitoring, the proposed earthworks will be undertaken in a way that ensures that any potential adverse effects from the physical earthworks will be less than minor.

The proposed earthworks will enable the residential development of the site, as anticipated by the AUP business zoning. The proposed earthworks will not significantly change the topography of the site, and in that respect the location of the main entrance and exit to the basement carpark takes advantage of natural gradient to reduce or avoid earthworks where possible. Overall, any effects of the proposed earthworks on the landscape character of the site would be less than minor.

Infrastructure servicing

The proposed residential development will provide all the required infrastructure to serve the development, including roading, water supply, wastewater and stormwater, and other private utility services.

The proposed access point has been designed in compliance with Auckland Transport standards to connect seamlessly with the existing surrounding road network.

The proposed stormwater network will be designed to ensure flows are contained within the capacity of the existing network and maintain post development discharge flow in line with the pre-development flow. As a consequence, any effects on the downstream network would be minimal.

The subdivision will connect to the existing public wastewater reticulation network which has been assessed to have sufficient capacity to accommodate the proposed additional residential demand.

Power and telecommunication services exist around the site and are available for use. Vector Limited and Chorus Limited will provide detailed designs to service the site at the time of Engineering Plan Approval.

Overall, it is considered that the development site is serviceable from 3 Water, utilities and access requirements.

Geotechnical/Stability

There are not expected to be any stability issues that might curtail or impede development of the land as proposed.

Soil contamination

The site is not noted as containing any HAIL activities. The site has not been historically used for Horticulture. The applicant will obtain a Detailed Site

Investigation report as part of any resource consent, and in the event that any issues are identified, these will be address as part of the future resource consent

Construction Noise effects

The proposed construction works will be undertaken in a manner that complies with the noise standards set out in Chapter E25 of the AUP(OIP). Not rock breaking is anticipated.

All appropriate construction management tools will be put in place throughout the construction period to ensure all works are contained on site and any potential external effects are managed appropriately through earthworks erosion and sediment control measures, traffic management and site health and safety measures.

Archaeological and Heritage

There are no recorded archaeological sites within or in close proximity to the site, and a field survey did not identify any archaeological sites within the property. The archaeological report confirms that there is a low potential for unidentified subsurface archaeological remains to be present on the site.

The existing dwellings on the site is not noted in the Unitary Plan as a protected heritage building.

For these reasons, it is considered that the proposed development will have no adverse effects on archaeological or heritage values.

Effects on Maori cultural values

As noted earlier, the applicant has committed to engage with Mana Whenua. The applicant intends to work collaboratively with Mana Whenua to ensure that appropriate mitigation is incorporated into the development.

Upload file:

No file uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The following national policy statements are relevant to, and have directly informed the design of, the project:

- National Policy Statement on Urban Development 2020 (NPS-UD).

The general assessment of the project in relation to the above national policy statements is set out below. In summary, the project will enable a form of development that gives effect to all relevant national policy statement.

National Policy Statement on Urban Development 2020.

The NPS-UD sets the national direction for how, when, and to what extent urban development is to take place in New Zealand. To that end, it sets objectives regarding:

- realising well-functioning urban environments that enable all people and communities to provide for their wellbeing, and for their health and safety, now and into the future (objective 1);
- planning decisions that improve housing affordability by supporting competitive housing and development markets (objective 2), and are integrated with planning and funding decisions, strategic over the medium and long term, and are responsive, particularly in relation to projects that supply significant development capacity (objective 6);
- planning documents enabling more people to live in areas which are well connected to employment opportunities and public transport, and have high demand for housing (objective 3); and
- the role of New Zealand's urban environments in supporting reductions in greenhouse gas emissions, and improving resilience to climate change (objective 8).

The project meets all of the above objectives and, critically, will contribute to increasing the supply of housing in Auckland and improving housing affordability and choice within Central Auckland.

The site is ideally suited for intensification. In terms of Policy 3(c) of the NPSD-UD, the site is located within the walkable catchment of the Newmarket Metropolitan Centre whereby Councils are directed to provide building heights of at least 6 storeys.

The population within the Auckland region is projected to grow by another 650,000 people by 2050 which will place increasing pressures on existing communities, the environment, housing and roads. Within the south Auckland catchment, the population is expected to increase by 20% over the next 10 years alone. Accommodating that increase will require the construction of nearly 40,000 additional homes in that catchment. Although not the only factor, the availability of housing is a significant contributor to the affordability of housing – and the extreme price escalation over the last 10 years (over 120%) indicates that additional supply is much needed.

As noted above, responding to these challenges will require a range of approaches, including greenfield developments and large-scale regeneration projects. However, to increase the supply of housing in areas that are already serviced/integrated with good accessibility (as primarily envisaged by the

NPS-UD), projects like the Newmarket area need to play a major role.

In that context, the Site will contribute to a well-functioning urban environment by providing a more diverse housing typology that meets the needs of different households. It has been designed to be resilient to the likely current and future effects of climate change, and it is located in an area which is already supported by infrastructure.

The economic assessment confirms that the project will support improved housing affordability and will increase the diversity of housing typologies to meet different needs within the Waitakere community.

The project is therefore wholly consistent with the objectives and policies of the NPS-UD.

File upload:
No file uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The project will deliver 80-100 additional homes in an area where an increase in housing supply is much needed. The Site is particularly suitable to deliver that outcome given its size, servicing and development-readiness, i.e. unconstrained by reliance on financial partners.

The benefits of listing smaller housing projects on the Schedule will deliver upon the "pipeline of projects" envisioned by Minister Bishop as these can be processed and approved expediently, without complication. Although the project will not itself not "turn the tide" on housing affordability challenges facing Auckland today, it is a contribution that meets the relevant planning criteria for new development; and all sensible opportunities to deliver quality housing to the market in a timely fashion should be carefully considered for inclusion.

The total economic impact on business activity within Auckland Region, as a result of the Applicant's development of 100 dwellings and 2,400sqm of commercial floorspace, is estimated to be circa \$75m and supports over 600 FTE employment years.

Should an application for the current project be lodged under normal RMA processes, it is inevitable that a contested hearing process would follow, resulting in a significantly longer and less cost-efficient process compared to the Fast-track process. Specifically, if the project went to a contested hearing, then it could be between 12-18 months from lodgment before a decision was issued. That decision would be subject to normal appeal rights to the Environment Court which could add a further 12-24 months.

Plan change 78 seeks to upzone the site in line with the Policy directives of the NPS-UD, but the plan change continues to be subject to considerable delays in completing the hearings. These delays will only continue to delay the normal RMA consent process.

By comparison, if the project was included as a Schedule 2A project under the Bill, the applicant could immediately apply to the expert consenting panel for resource consent for the project. Based on existing timeframes within the Bill, recommendations from the panel in respect of that resource consent could be issued within six months of lodgment. A decision from the Ministers in respect of those recommendations would then follow, and would not be subject to the same risk of appeal. In this context, the applicant is committed to expediting the benefits of the Fast-track process and implementing the consent as soon as it is granted, consistent with the construction timeline set out above.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

What is the impact referring this project will have on the efficient operation of the fast-track process?

Referral of this project will require the dedication of some resource within the EPA to manage the approvals process as well as the appointment of an expert consenting panel to consider and make recommendations on any application. This project is not unique in the requirement of EPA resources in that respect. The applicant is, however confident that referral of the project will not adversely impact the efficient operation of the fast-track process for the following reasons:

- The applicant has engaged an expert team who have previous experience in utilising and navigating fast-track processes. For example, the applicant's legal counsel engaged for the project have led or contributed to the preparation of 9 resource consent applications or notices of requirement processed under the COVID-19 Recovery (Fast-track Consenting) Act 2020, and have had direct involvement (including as a panel member) in at least two others.

In short, this project is well-advanced and the applicant is ready to apply for resource consent. It is being led by an experienced land development company which is supported by an expert team that has particular experience with fast-track consenting processes. It is therefore considered that referral of the project will contribute to, rather than compromise, the efficient operation of the fast-track process.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

N/A

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

N/A

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

As noted above, the project will increase the supply of housing in Auckland; address housing needs by providing a more diverse typology than currently available in Central Auckland; and will contribute to a well-functioning urban environment. The cumulative impact of smaller housing developments on sites that are appropriate for intensification across Auckland will have a beneficial impact on housing affordability without materially impacting already constrained community infrastructure provision. While enabling larger housing developments in greenfield area is necessary for accommodating growth, the NPS-UD specifically directs for greater intensification in already urbanised areas. The project provides a unique opportunity to respond to this directive and the culmination of expert input into the revised scheme ensures that it will support a well-functioning urban environment.

Will the project deliver significant economic benefits?

Not Answered

Please explain your answer here:

Property Economics considers that allowing the application to be applied for under the FTA Bill, via the Schedule 2A pathway, this application will generate net positive contribution to the future economic and social wellbeing of the local communities, and through flow-on effects to other areas of the regional economy.

With a continuous development and intensification of the Remuera / Newmarket community, it can be expected that once fully developed, there will be an added benefit of the application bringing additional housing supply on early, increasing capacity, and in terms of overall house price, a potential reduction or at a minimum slowing the rate of house price growth. This potential outcome is important for fostering a vibrant and thriving regional economy and particularly fulfil the FTA Bill Section 17(3)(c) by increasing housing supply, meeting housing demands, and contributing to a well-functioning urban environment within the region.

Furthermore, the supply of higher-density residential offerings aligns with the site's underlying zoning framework (Mixed Use Zone), facilitating intensification in accordance with the directives outlined in the NPS-UD and the MDRS. This fulfils the FTA Bill Section 17(3)(j) as well and improves urban efficiency.

As such, enabling the subject development to be applied for under the FTA Bill would ensure the identified flow of economic benefits to the community and the regional economy can be brought forward in a timely manner.

In addition, the proposal will contribute to the following economic benefits:

- Stimulate a significant amount of employment during the construction phase, circa \$75m and support over 600 FTE employment years.
- Support an ongoing level of employment in Auckland through the accommodation of residents and the workforce employed within the commercial activities.
- Generate increases in GDP in the Auckland economy and elsewhere in New Zealand.
- Generate a range of public benefits, primarily as a result of the location of the Site adjacent and proximate to a wide range of established retail, commercial, and employment activities, and existing infrastructure.

The project will deliver a significant residential development in an accessible location that is serviced appropriately. This will, in turn, contribute to a vibrant and increasingly more attractive local settlement to visit, and increase the variety and supply of affordable housing, which in turn will create economic activity and facilitate residential growth in the wider area.

The project is therefore considered to be a significant stimulator for economic benefits. It will provide immediate economic benefits for construction people that have become unemployed as a consequence of current economic climate; people in the professional services sector with respect to the planning and design of the residential development; immediate economic benefits in the construction sector and long-term economic benefits of full-time employment opportunities in the operations and maintenance of this residential development.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

No

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

No

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Compared to greenfield developments, the accessible location of the project within Central Auckland will reduce reliance on private vehicle trips for residents as well as the likely distance of travel, which will contribute to a reduction of greenhouse gas emissions.

The stormwater management approach for the Site takes into account climate change projections. The flood modelling scenarios and stormwater events have been undertaken taking into account future rainfall and climate change scenarios. There are no known other natural hazards that could be exacerbated through climate change to the extent that they would impact the project.

Overall, the project is designed to reduce dependency on private motor vehicles and encourages the residential population of this catchment to take up more sustainable modes of public transport, thereby reducing greenhouse gas emissions. The project has also been designed to ensure that the chances of the project being affected by climate change and resulting natural hazards are minimal.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The site is not subject to any notable Natural Hazards, this reinforces the site's importance in delivering additional housing in a location that is not subject to flooding or coastal hazards.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will address the following significant environmental issues:

- The project responds to the direction in the NPS-UD by providing intensification in a suitable existing-urban area contributing to the improvement of housing affordability in Auckland.
- The project provides for variation in housing typologies which, in turn, will contribute to positive variation in the community and the overall functioning of the environment as a whole.
- As part of the project, existing contamination on the Site will be remediated.
- Intensification of the Site will reduce overall impermeability of the broader environment relative to greenfield development. Consequently, this will reduce the total stormwater runoff from urban development benefiting the environment.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The land is highly suitable for redevelopment. The form and density of the development is wholly consistent with the underlying zoning of the site, which is zoned as Business - Mixed Use and the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Business - Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential areas and the Business - City Centre Zone, Business - Metropolitan Centre Zone and Business - Town Centre Zone.

It also applies to areas where there is a need for a compatible mix of residential and employment activities. The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas.

The project is consistent with local or regional planning documents, including spatial strategies.

Anything else?

Please write your answer here:

The development of a thoughtful scheme in respect of the project demonstrate the appropriate use of the Site that will deliver much-needed variation in housing in an already urbanised environment that will support the functioning of the wider urban and will protect the key features of the coastal environment. The contribution to Auckland's severe housing shortage attributes the project with regional significance, as one of a number of quality, shovel-ready intensification projects that will be required to meet on-going demand.

The project is being led by an experienced land development company and legal support with extensive experience in the fast-track process. In short, it is a project which has significant benefits and warrants inclusion within Schedule 2A of the Bill.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

No

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

As previously noted, the Site, like much of broader Auckland and is susceptible to natural hazards associated with streams environment. The risk of natural hazards has been comprehensively considered by the applicant and its team of expert consultants, and the project has included specific initiatives to ensure that the adverse effects of such events are appropriately managed.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The applicant confirms that no action has been taken against it by any territorial authority with enforcement power under the Resource Management Act 1991 or any other Act referred to in the Bill.

Load your file here:

No file uploaded

Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

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.

Please write your name here:

Michael Campbell

Important notes