

Response ID ANON-URZ4-5F9E-E

Submitted to Fast-track approval applications
Submitted on 2024-05-02 19:19:44

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Windermere Holdings Limited

2 Contact person

Contact person name:
Hugh Lambie

3 What is your job title

Job title:
Investment/Development 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:

PO Box 272-1019
Papakura
Auckland 2244

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:

1344, 1348-1350 and 1360 Alfriston Road, 201 Ranfurly Road, 222 and 232 Mill Road, and 2, 14 and 36 Wastney Road, Alfriston

File upload:
Locality Plan.jpeg was uploaded

Upload file here:

No file uploaded

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

Yes

upload file:

Attachment 1 - Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

2 Wastney Road – Housing New Zealand Build Limited
14 Wastney Road – Maurice Clarke and Susan Annette Clarke
36 Wastney Road – So Wise Investment Limited
1344 Alfriston Road – Her Majesty the Queen
1348-1350 Alfriston Road – Her Majesty the Queen
1360 Alfriston Road – Alfriston Farms Limited
201 Ranfurly Road – Robert Joseph Orec and Kirsten Ruth McGhie
222 Mill Road – Oi Wun Li and Ian Scott Thomson
232 Mill Road – Tien Kiat Tee and Lay Mui Soh

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:

Windermere Holdings Limited (WHL) has a management role in respect to 1360 Alfriston Road. WHL has a development agreement with Ngai Tai Ki Tamaki, which are the local iwi that WHL are partnering with for the development of its holdings.

Section 2: Project details

What is the project name?

Please write your answer here:

Alfriston Urban Growth

What is the project summary?

Please write your answer here:

Development of at least 1300 houses and a local centre on 80ha of land. The land is ideally located in proximity to primary and secondary education, and within 10km of the site there is access to over 150,000 jobs, two town centres, two metropolitan centres, public transport and significant community infrastructure. The development has the lowest infrastructure cost of any comparable greenfields site in Auckland.

What are the project details?

Please write your answer here:

The project will enable new housing to be delivered quickly, at a scale that will assist in relieving Auckland's housing crisis, and also based on community facilities that already exist (Alfriston School and Hall).

The project is cost-effective given that the location is physically suitable for urban development and the cost of bulk infrastructure will be borne by the developers, meaning reduced financial burden on Auckland ratepayers.

The location is a logical substitute to developing extensive areas of land that is currently in the Future Urban Zone which is flood-prone and more distant from employment, and education, medical and recreation facilities that already exist in nearby suburbs. In terms of Vehicle Kilometres Travelled (VKT), the location is far superior to other (comparable) greenfield areas in Auckland that have already been urbanised.

Development will enable the effective and efficient use of both sides of existing arterial routes, particularly Mill Road where urban development is presently limited to its western side. It is pointless and inefficient to establish a major arterial and public transport route with development only on one side of it.

It will future-proof the potential development of an alternative freight route which will enable freight movement to and from State Highway 1 and reduce safety risks by avoiding the need for heavy traffic to pass through Alfriston Village (including Alfriston School).

It will provide for a local business centre which is already able to be established based on existing demand and passing trade to provide for the convenience needs of residents in Alfriston.

Overall, the project will provide for a well-functioning urban community

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

Please write your answer here:

Following the successful rezoning request that is currently being considered by Auckland Council (decision expected by 2025), Windermere Holdings Limited will lodge resource consent applications for subdivision and land use (2026).

Development of the other sites is likely to occur over a period of 10 years with the built out of the site being completed by 2036.

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

Please write your answer here:

Resource consents (regional and district) for subdivision, infrastructure and land use development in terms of the Resource Management Act 1991.

Heritage New Zealand Pouhere Taonga Act 2014 – for any archaeological authority which may be necessary as a result of earthworks that result in an accidental discovery of an unrecorded archaeological site.

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:

A private plan change application to rezone the land for urban purposes was lodged with Auckland Council in November 2023.

Windermere Holdings Limited and Housing NZ Build Limited lodged a private plan change application with Auckland Council in November 2023 to rezone approximately 80 ha at the project location for urban purposes. This involves approximately 77 ha for residential use and 3 ha for commercial use. This rezoning request is accompanied by the applicant's Alfriston Structure Plan to satisfy the requirements of the Auckland Unitary Plan.

Please refer to Attachment 5 (which is attached at the next possible location) which provides copies of all the relevant Alfriston Structure and Concept Plans that have been created to-date.

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

Yes

Please explain your answer here:

Approval from Auckland Council is required to rezone the land through the private plan change process prescribed by the Resource Management Act 1991.

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

Please write your answer here:

Windermere Holdings Ltd is looking to lodge resource consent applications for the first stage of subdivision, infrastructure and development in 18 months time (from now), with construction commencing 26 months from now. The first houses would be completed 5 years from now. The building out of the development will take 10 years

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Within the project area itself:

1344 Alfriston Road – Her Majesty the Queen

1348-1350 Alfriston Road – Her Majesty the Queen

1360 Alfriston Road – Alfriston Farms Limited

201 Ranfurly Road – Robert Joseph Orec and Kirsten Ruth McGhie

222 Mill Road – Oi Wun Li and Ian Scott Thomson

232 Mill Road – Tien Kiat Tee and Lay Mui Soh

2 Wastney Road – Housing New Zealand Build Limited

14 Wastney Road – Maurice Clarke and Susan Annette Clarke

36 Wastney Road – So Wise Investment Limited

Immediately adjoining/adjacent sites:

1298 Alfriston Road

23 Wastney Road

9/79 Ranfurly Road

88A Ranfurly Road

94 Ranfurly Road

94A Ranfurly Road

116 Ranfurly Road

140 Ranfurly Road

176 Ranfurly Road

188 Ranfurly Road

208 Ranfurly Road

1424 Alfriston Road

1427 Alfriston Road

1393 Alfriston Road

1385/1373 Alfriston Road (Alfriston Primary School)

1345 Alfriston Road

2/1327 Alfriston Road

- Auckland Council
- Auckland Transport
- NZTA Waka Kotahi
- Te Ākitai Waiohū
- Ngāti Tamaoho
- Ngāt Te Ata Waiohū
- Ngāi Tai ki Tāmaki

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:

Refer to attached memorandum (Attachment 2) which details the consultation/engagement.

Upload file here:

Attachment 3 - Adverse Effects Assessment.pdf was 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:

Not relevant

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

No treaty settlement or statutory acknowledgement area is relevant to the project location.

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?:

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?

No

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?:

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:

Attachment 5 - Alfriston Concepts.pdf was uploaded

Section 5: Adverse effects

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

Please describe:

Refer to attached memorandum (Attachment 3) which provides a summary of the identified adverse effects.

Upload file:

Attachment 3 - Adverse Effects Assessment.pdf was 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:

Refer to attached memorandum (Attachment 4) which is a summary of this assessment.

File upload:

Attachment 4 - NPS and NES assessment.pdf was 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 applicant considers the scale of this project at 1300 houses to be a prime candidate for the fast-track process. Fast-track consents for subdivision, infrastructure and development can be addressed in a comprehensive and 'one-stop shop' manner and would be far more effective and efficient in terms of time and cost for landowners/developers.

Industry experience is that consenting in Auckland is currently taking between 9 and 15 months for greenfields subdivisions. This is in addition to the 6 to 9 months that it takes to prepare development plans and applications. Auckland continues to be in a housing crisis with delays in consenting contributing to the unaffordability of housing and lack of confidence by financial institutions and the market.

Because of the key focus on addressing the housing crisis, the applicant considers there should be greater priority for housing developments, particularly where there are known housing supply issues. By according higher priority for urban areas with recognised demand, fast track consent resource can be allocated more efficiently.

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

Please write your answer here:

Including the projects on the Schedule 2B list will assist with the efficient operation of the fast-track approval process as the projects are in the design and consenting phase, and the preparation of consent application documentation. The applicants are considering appropriate consenting pathways at this stage. Including the projects on the Schedule 2B list will allow the projects to be further developed with certainty on the consenting pathway requirements.

The applicants intend on commencing construction on the projects in the short term.

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

Central government plan or strategy

Please explain your answer here:

Residential development in Alfriston is consistent with the following:

- National Policy Statement for Urban Development – including by the provision of housing in a Tier 1 urban environment, and providing facilities that will contribute to a well-functioning urban environment;

- Government's Policy Statement on Housing and Urban Development – the Project is in line with the GPS-HUD because they support connected communities that are walkable and integrated. They also provide recreational activities and employment opportunities imbedded into the community, improving the quality of life of those living in the area. The project will build will provide homes for thousands that have been designed in a thoughtful manner to accommodate residential activity while maintaining the natural values of the area.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

No

Will the project:

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

Please explain your answer here:

The project will provide for 1300 new houses to assist in relieving Auckland's current housing crisis. These houses will be provided in a location which is free of natural hazards, cost-effective to develop and service and conveniently located in relation to existing employment, education, medical and recreation facilities.

The provision for a local centre will address the current need for convenience goods and services to be made available to existing residents in the Alfriston vicinity, as well as providing for the needs of future residents of the 1300 new houses.

The layout of development (lots, blocks, roads and open spaces) and implementation of the Auckland Unitary Plan rules will provide for a well-connected neighbourhood and, overall, a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Construction of 1300 dwellings, a local centre, and infrastructure (e.g. bulk infrastructure, upgraded and new roads) will provide significant employment opportunities.

From comparable assessments the applicant's economist has completed, which have found that each dwelling in large greenfields developments generates on average 3.5 to 4.5 FTE years of employment, when all employment on-site and off-site is accounted for. This includes pre-development planning and professional works, site works and preparation, construction, off-site fabrication, and transport and storage of materials.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

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

No

Please explain your answer here:

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

Yes

Please explain your answer here:

The project will enable future residents to be conveniently located with respect to employment, medical facilities, schools and recreation facilities. Our research indicates that these locational attributes result in Alfriston being on the 53rd percentile vehicle kilometres travel (VKT) for when assessment against comparable Auckland suburbs. The location of Alfriston along with the opportunity to design a well-integrated community will support non-motorised travel (for example walking to school and local shops), encouraging the use of public transport (connecting bus service to centres and trains), and reduced greenhouse gas emissions.

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

Yes

Please explain your answer here:

The land is clear of natural hazards, being located outside of the flood-prone land of Takanini. The Stormwater Management Plan (by Tonkin & Taylor) sets out methods for the attenuation of stormwater so that there is no increase in flooding downstream.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will:

- provide for VKT to be reduced, therefore reducing greenhouse gas emissions
- protect and enhance of areas of indigenous native vegetation within the site and enhance the riparian margins of streams and wetlands
- establish stormwater infrastructure to attenuate flood waters, avoiding exacerbating downstream flooding

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

Yes

Please explain your answer here:

The project is not fully consistent with the Auckland Unitary Plan in that urban development is proposed on the eastern side of Mill Road (which constitutes the existing Rural Urban Boundary in this location). The private plan change application demonstrates that this existing RUB is inappropriate, being located along the western edge of this road as opposed to being based on topographical features such as ridgelines and catchments.

Auckland Council's Future Development Strategy 2023 (FDS) identifies Takanini (in which Alfriston is located) as being available for rezoning/development in Year 2050+. This is notwithstanding that it is the best located greenfields area in Auckland in terms of its proximity to employment, centres and services, and it can be developed with the least cost in infrastructure upgrades.

Anything else?

Please write your answer here:

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

No

If yes, please explain:

Section 8: Climate change and natural hazards

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

No

If yes, please explain:

The land is located outside of the Papakura Stream floodplain (Stormwater Management Plan by Tonkin & Taylor) and is located on geotechnically stable land (reporting by GWE Geotechnical). The development can be undertaken clear of hazards.

The development of the land, in accordance with the Stormwater Management Plan, can attenuate stormwater to ensure that there is no additional flooding downstream. The development can be undertaken in a manner which mitigates the effects of impervious surfaces and climate change.

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:

No compliance and/or enforcement actions have occurred.

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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:

Hugh Lambie

Important notes