

Response ID ANON-URZ4-5FQ9-T

Submitted to Fast-track approval applications
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Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Ara Weiti Development Limited "Ara Weiti".

2 Contact person

Contact person name:
Evan Williams

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:

PO Box 105054
Auckland 1143

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

Yes

Organisation:
Tattico Limited

Contact person:
Mark Vinall

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Director/Planner

Please enter your service address:

PO Box 91562
Victoria Street
Auckland, 1142

Section 1: Project location

Site address or location

Add the address or describe the location:

The Weiti land is located 24 kms north of the Auckland Harbour Bridge, between Long Bay and Stillwater. Diagram 1 shows the location of the Weiti Precinct.

The Weiti Precinct has an area of approximately 864ha. It is located between the Okura River to the south, Hauraki Gulf to the east, Wade River to the north-east, the new "O Mahurangi - Penlink" road to the north-west, and East Coast Road to the west. The only part of the Weiti peninsula outside the precinct is the DOC reserve and Council open space along the coastal fringe. Diagram 2 shows the location of the site.

The block of land is located on the southern side of Ara Weiti Road immediately west of Taha Puke Road.

The Precinct subdivides into three areas based on drainage catchments. These are shown in Diagram 3. The northern area is the Weiti catchment based on the Wade River. The middle valley is the Karepiro valley. The southern area is the Okura catchment.

The Karepiro Valley is an enclosed valley in the central part of the Weiti Precinct. The Weiti Stream runs down the valley and discharges into Weiti Bay on the Hauraki Gulf. The Karepiro Valley is 399ha of which part of which is currently zoned for residential and commercial development and the remainder in farming and forestry use. The rural portion of the valley is in regenerating pine forest.

Diagram 4 shows the existing Precinct Plan. In the Auckland Unitary Plan. The eastern part of the Karapiro valley above Weiti Bay (sub-precinct A) has been subdivided for 150 residential sections. Of these 133 have been sold and many have either homes built on them or are under construction. Each site is only able to be developed for a single house.

The upper part of the valley (sub precinct B) has not yet been developed and comprises land in two blocks zoned for 400 homes and significant commercial opportunity.

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

Yes

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Who are the registered legal land owner(s)?

Please write your answer here:

The applicant is the owner and legal occupier of the Village 1 site (the site is essentially vacant and undeveloped). There are no property ownership or title constraints that prevent the applicant giving effect to this proposal on Village 1. The applicant has full unfettered control and occupation of the Village 1 site and is able to move immediately should consents be granted. The site is within sub-precinct B of the Weiti Precinct under the Auckland Unitary Plan. Sub-precincts B and C of the Weiti Precinct are essentially in two ownerships. The other land within sub-precinct B and C not owned by Ara Weiti is owned by Green & McCahill Holdings Ltd "GMHL", a company with land holdings within the Weiti Precinct. GMHL and Ara Weiti will each develop their own land independently.

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:

Stage 1 - Ara Weiti is the registered owner and proprietor of Village 1 and is construction ready.

Stage 2 - is subject to agreement with the adjacent landowner (GMHL).

Section 2: Project details

What is the project name?

Please write your answer here:

Ara Weiti Village Development.

What is the project summary?

Please write your answer here:

This development project proposes an increase in the number of dwellings in the Weiti Precinct from 550 to 1,200. The additional 650 dwellings will be confined to a master-planned village precinct and will also see a fundamental change in the purpose and future use of the approximate 700ha of rural land which makes up c. 80% of the broader Weiti precinct. Commercial forestry will be relinquished, and farming operations confined to pastoral farming

excluding dairying, orcharding and tree cropping. Streams will be protected, and the revegetation programmes will be extended.

What are the project details?

Please write your answer here:

A key sensitivity of this environment has been sedimentation and runoff from the broader Wade and Okura River catchments into the Long Bay Okura Marine Reserve. Weiti makes up approximately 11% of this broader catchment. The key environmental outcome of this development project is the repurposing of the current forestry and farming opportunities, including assessment of the expanded housing opportunity, and a significant decrease in the potential sediment load from Weiti into the Okura and Wade Rivers and Weiti Stream. Detailed land management and stormwater management practices will ensure water quality within the Weiti catchment.

The proposed Masterplan is illustrated in Diagram 5.

The key features of the masterplan are:

- (a) The land area of the village is expanded further west up the valley.
- (b) The potential residential development is increased from 400 sites to 1,050 sites. These comprise single-house, terrace and apartment typologies.
- (c) The village centre is moved further west up the valley. This ensures the village centre is central to the residential development maximising the walkable catchments. It also provides the significant benefit of reducing the visual impact of the more intense development typologies permitted within this area. The village location further up the valley places the higher development behind a ridge between sub-precinct A and sub-precinct B. This means these buildings are unsighted above the ridgeline when viewed from Long Bay Regional Park.
- (d) The roading pattern is realigned to create a roundabout at the western end of the site where it enters sub-precinct B. This provides good road access along the valley floor (Ara Weiti Road) for people wanting to bypass the village, but also gives a primary access into the village and retail centre.
- (e) The stream protection is enhanced with more of the streams left in their natural state and significant planting and enhancement added.
- (f) Small food and beverage and servicing opportunity is provided at the eastern and western end of the village. This ensures that all homes are within a walkable catchment from basic services and food and beverage.
- (g) The village centre is focused around a tight core with outlook over the Weiti Stream.
- (h) Heights across the area vary to ensure that all development is below the Karepiro Valley ridgeline. To achieve this some portions of the land are restricted to one storey development, a reduction in current height limits.
- (i) An integrated street pattern is achieved with walkable connections minimising cul-de-sacs.
- (j) Sites are laid out with a strong focus on front sites and there are minimal rear sites.

Stage 1 comprises of land development and associated subdivision of 220 residential sites in Village 1, plus one residential large lot for a future development to create development ready sites for housing. This project includes associated earthworks, stream works and the construction of public amenities within the site (including a community centre and whare manaaki) and adjacent Weiti Bay and public walkways.

The Stage 1 development comprises:

- (a) Planning approval for the comprehensive development of Village 1 – 33.5ha.
- (b) Bulk earthworks to create the land contour suitable for housing development.
- (c) Land development and subdivision consents for 220 fee simple residential sites each suitable for development of a dwelling. All sites are generally intended for detached one or two storey residential development.
- (d) Creation of an approximately 4 ha superlot intended for a future integrated residential development.
- (e) Creation of one lot which will form the local village neighbourhood centre servicing all parts of Karepiro Bay.
- (f) Provision of open space and recreational areas as shown on the plan below. This comprises the walkway network around the village and the larger park on the eastern side of the village.
- (g) Construction of a community centre/facility. The facility will be built by Ara Weiti and managed jointly by Ara Weiti and iwi and/or a Residents Society. The society will work in close association with, in particular Te Kawerau ā Maki and Ngāti Manuhiri. This facility will include a whare manaaki and have a particular focus on telling the story of Weiti and this part of the Hauraki Gulf, and the Weiti River to the north, Okura estuary to the south, and the Karepiro Stream. It will have an environmental/ecological educational emphasis. The area will also be a park with a children's playground.
- (h) Streamworks associated with the restoration of streams to the north-west and south-east of Village 1, and the vertical realignment of one section of the stream in the western part of the site.
- (i) All local roading within the site.
- (j) All infrastructure associated with the above activities, including provision of:
 - i. the wastewater network within the site and a connection to the public network at Stillwater utilising a pump station and rising main; and
 - ii. potable water supply network within the site and extending the existing connection along Ara Weiti Road approximately 1.5kms to the west of the site. Existing watermain pipe 250 OD (from East Coast Rd to the Waster Booster Station) comfortably handles 1200 lots and agreement with Watercare is in place.
- (k) Stormwater management process using the best practice treatment train approach.
- (l) Erosion and sediment controls during earthworks/construction. These have a particular focus on minimising sedimentation of the tributaries within the site, given these tributaries flow into the Karepiro Stream, which flows into the Long Bay-Okura Marine Reserve.

In addition, the following off-site enhancements are proposed. These occur on Crown and Council public land. They will be funded and developed as part of this development, although would not form part of an application. They need landowner consent (expected to be given) but are a permitted activity:

- (a) Offsite public amenity enhancements comprising:
 - (i) Construction of a new 400-500m long boardwalk and walking track along the western side of Karepiro Beach on Council/DOC land to enhance the existing Okura Track to Dacre Cottage and track from Dacre Cottage to Stillwater.
 - (ii) Enhancement planting and fencing to protect endangered bird resting areas at Karepiro Bay.
 - (iii) Working with iwi to identify the cultural history and stories of this place including Karepiro Bay. And through public art and interpretation panels to show the story of mana whenua, the historical and archaeological narrative, the ecology, and the conservation values of the area along the 7.6km walkway from Okura Bush through to Karepiro Bay and Stillwater. Interpretations would be predominantly located at Karepiro Beach and D'Acre Cottage

but with signage and other interpretive information at the Stillwater entrance and southern Haighs Access Road entrance. Collectively, the interpretation and sculpture elements will constitute a major outdoor cultural and conservation facility of regional significance.

(iv) Construction of new toilet facilities and rest areas at Karepiro Beach.

(v) Creation of enhanced entrance facilities at Okura Bush walkway at the southern Okura Haighs Access Road entrance (shoe cleaning, toilets, rest area).

(vi) Creation of enhanced entrance facilities at Okura Bush walkway at the northern Stillwater entrance (shoe cleaning, toilet, rest area).

(vii) Potential funding assistance to DOC to repair the existing Okura track to enable it to be reopened by DOC.

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

Please write your answer here:

The project will proceed in sequential phases, being:

Stage 1 – Village 1 and public facilities:

a) Site clearance

b) Sediment and erosion control

c) Bulk earthworks

d) Stability works – Retaining walls, Palisade Walls, Shear key, MSE walls.

e) Streamworks and stream restoration

f) Public drainage works

g) Utility Services installation

h) Roothing works

i) Landscaping

j) Commencement of house building.

The timing is addressed in the response below.

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

Please write your answer here:

Resource consent approval is sought under the Resource Management Act 1991 and an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014.

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:

The first stage of development does not rely on any previous resource consent, nor is it reliant on any designation or requirement.

There is an existing resource consent for development of Village 1 over a similar footprint. This consent was granted in June 2015 (currently extended to mid-2027) and provides for:

- streamworks;

- earthworks;

- land use and subdivision.

No parts of this consent have been given effect to, nor has work started. This application will be a fresh consent, as the existing consent sets a different contour to that now proposed.

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

No

Please explain your answer here:

The first stage of development does not require approval by any other persons.

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

Please write your answer here:

If approval is granted construction would commence within 6-12 months with the following high-level timeline outlining key milestones:

(a) Detailed design - 6 months

(b) Procurement - 3 months

(c) Funding within (a) and (b) above

(d) Site works commencement within 12 months

(e) Subsequent stages of house building anticipated to take 8 years to complete.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The following persons are likely to be affected by the project.

- Auckland Council
- New Zealand Transport Agency – Waka Kotahi
- Watercare
- Department of Conservation
- Te Kawerau ā Maki
- Ngāti Manuhiri
- Ngāti Whātua o Kaipara

The following are applicant groups under the Marine and Coastal (Takutai Moana) Act 2011: Ngāti Taimanawaiti, Ngāi Tai ki Tāmaki, Ngāti Te Ata, Te Uri Taniwha, Te Rūnanga o Ngāti Whātua, Te Kaunihera o Te Tai Tokerau, Ngāti Rongo o Mahurangi, Te Hikutu Whānau and Hapū, Reti Whānau, Ngāti Manuhiri, Ngā Puhi Nui Tonu (Awataha Marae), Ngāti Kawau and Te Waiariki Korora, Te Taou (Waitematā), Ngāti Maraeariki and Ngāti Rongo and Hapū, Ngāti Tamatera, Hauraki Maori Trust Board, Te Kawerau ā Maki, Ngāti Whānaunga, Ngā Puhi Nui Tonu (Te Kotahitanga Marae), Ngā Puhi Nui Tonu (MauNgārei Marae), Ngāti Maru, Ngā Puhi Nui Tonu (Waitangi Marae) and Ihaia Paora Weka Tuwhera Guala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Nagatirumahue Ngāti Kawau Ngāti Hāiti Ngāitupango Ngā Puhi Ngāti Kahu Te Auopouri.

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:

The following people/entities have historically been consulted as part of the Weiti Villages development proposal(s).

(a) New Zealand Transport Authority/Waka Kotahi:

Consultation has been in relation to their accountability for the O Mahurangi Penlink roading project.

Ara Weiti, in the construction of the Weiti Bay development, constructed the first 1.5-2.0kms of the two-lane roading standard on the identified alignment from SH1/East Coast Rd.

This site is some considerable distance from O Mahurangi Penlink, being in the Karepiro valley, with O Mahurangi Penlink traversing the valley to the north. Obviously this development will generate traffic that will use the intersection connecting Weiti to O Mahurangi Penlink.

Feedback from Waka Kotahi was that no initial interface issues existed between O Mahurangi Penlink and the proposed development, however, further Waka Kotahi discussion will be required. The applicant committed to continuing to consult with Waka Kotahi during the project.

(b) Department of Conservation (DOC):

DOC was consulted because:

- They have administrative accountability for the Long Bay-Okura Marine Reserve.
- They have administrative accountability for Haighs Access and DOC land.
- They have oversight of the coastal marine area.

No part of this application occurs within the marine reserve, although obviously earthworks are occurring in the headwaters of streams which flow into the reserve.

The enhancement works involve:

- public toilet facilities and boot cleaning stations at Haighs Access (a Crown reserve administered by DOC) and Stillwater (a Council reserve);
- protection works and plantings for important bird roosting areas in Karepiro Bay.
- board walk at Karepiro Bay, Dacre Cottage/Okura track enhancements.

The feedback from DOC was that they supported the initiatives to enhance the public walking track and provide added protection to the bird roosting areas. It was agreed the details would be worked through after consents were obtained.

(c) Auckland Council:

Auckland Council is the local authority with jurisdiction over Weiti.

Ara Weiti has provided scenario inputs and requested information to Healthy Waters to assist them in their independent study of the sedimentation effects within the broader Long Bay Okura and Wade catchments. Following completion of the work, Ara Weiti has worked with Healthy Waters over the implications of the study, how it relates to Weiti, and the mechanisms that should be reflected as part of the development.

Ara Weiti has also had extensive engagement with Auckland Council's Plans & Places team, urban design and other staff. Initial feedback from the sessions has been built into the masterplan forming part of this application.

(d) Watercare Services Limited (WSL):

Watercare is a CCO of Auckland Council. They have accountabilities for all public wastewater and potable water network. The applicant has consulted with Watercare over both wastewater and potable water infrastructure. Feedback from Watercare is:

- Water Supply – No issues, but further consultation with WSL will be required to develop the internal design layout and reservoir location. NB: 250 OD existing pipe and existing agreement for 1200 lots in place, Ara Weiti will extend watermain to the Villages area along Ara Weiti Rd by c.1.5km.
- Wastewater – No issues raised with the solution. MPS and Woods have consulted with Watercare over the route and network capacity. Stillwater is the current Watercare preference. However, Watercare has long term plans for a trunk line to Dairy Flat. If Watercare wants the wastewater connection to Dairy Flat, and this is prior to the construction of the Stillwater line, and the connection can all occur on public roads, then the applicant will agree to this.

(e) Te Kawerau ā Maki and Ngāti Manuhiri:

Te Kawerau ā Maki, Ngāti Manuhiri and Ara Weiti have formally agreed that they will work together in accordance with tikanga.

Te Kawerau ā Maki and Ngāti Manuhiri will have a key ongoing role in the cultural oversight of this application and of the development of the Weiti development.

Te Kawerau ā Maki and Ngāti Manuhiri have acknowledged their participation and knowledge of the application for consent for the Weiti development under the Fast-Track Consenting process.

(f) Other persons:

The applicant has not consulted with any other parties and does not consider there are any other parties who will be affected by the project outside the Precinct.

This development is within the Karepiro valley. It is separated by a ridge from the existing Karepiro Bay development. The land cannot be seen because of topographical ridges from Okura-Long Bay, Stillwater, Whangaparaoa or East Coast Road.

This is a settlement zoned for urban development nestled in the Karepiro valley. No other third parties are affected outside sub-precinct B. Within sub-precinct B the only two landowners are Ara Weiti and GMHL.

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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 applicable to this proposal. Historically some Weiti land was subject to the above as part of the Penlink now O Mahurangi – Penlink designation transfer, that is transfer is settled and complete.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Ta Kawera ā Maki and Ngāti Manuhiri hold mana whenua for Weiti Tamaki Makaurā. Their deeds of settlement and settlement acts are the Te Kawerau ā Maki Claims Settlement Act 2015 and the Ngāti Manuhiri Claims Settlement Act 2012. They have formally agreed to work together in accordance with Ara Weiti to ensure that tikanga is upheld. Both Ta Kawera ā Maki and Ngāti Manuhiri support the application. There are no statutory acknowledgement areas within the settlement acts that are relevant to the project.

The applicant has commenced consultation with Ngāti Whātua o Kaipara and will continue to engage prior to, and as part of the application process.

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?

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?:

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:

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Section 5: Adverse effects

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

Please describe:

The following provides a summary of the effects that have been assessed by specialists for Stage 1 of development. The project will not have significant adverse environmental effects. The following is a summary of the known and anticipated potential effects of the first stage of the development.

Cultural effects:

Te Kawerau ā Maki and Ngāti Manuhiri have undertaken an initial cultural review as part of the first stage of the development and a full Cultural Impact Assessment ("CIA") for the area would be submitted as part of the formal application (should the relevant Minister list the project).

Residential effects:

Tattico has undertaken an assessment of the residential effects. Essentially they are positive. This development will release 220 additional residential sites in a part of Auckland that lies between the growth nodes of Silverdale and Albany, with up to 1200 sites through later stages. With O Mahurangi - Penlink it provides a strategically located development which will assist in the growth management of Auckland.

Urban design effects:

Boffa Miskell and Woods have undertaken an urban design assessment. That has significantly informed the masterplan for Weiti. Boffa Miskell have identified that the development is consistent with good urban design practice.

Landscape effects:

Boffa Miskell have undertaken a landscape and visual assessment. Its location adjacent to the Long Bay Regional Park and Okura community have been carefully assessed. The benefit of the topography of the Weiti Precinct is that the Village is effectively within a valley which cannot be seen from Okura, East Coast Road, O Mahurangi - Penlink and only to a very minor degree from the Long Bay Regional Park. The effects of this development are beneficial or can be managed so that they are low and acceptable.

Economic effects:

The economic effects of this proposal have been assessed by Property Economics (attached). This is addressed later in this application.

Ecological effects:

Boffa Miskell have undertaken an assessment of ecological effects. All natural wetlands are protected. Key streams are protected. With the land no longer being used for forestry and the revegetation associated with the stream protection and restoration including fish life and revegetation, Boffa Miskell conclude that the project will have minimal effects on ecological values. When the development and restoration work is complete, all streams and wetlands will exhibit high environmental and ecological value compared to their current seriously degraded state.

Recreational Amenity Effects:

This development provides a number of positive recreational amenity effects within the Weiti Precinct itself including whare manaaki/community facilities, walkways/enhancements etc. In addition, and while not part of this application, this development will also contribute enhanced recreational amenity in the Karepiro Bay area generally. Further public amenities will be agreed within the course of the consent process. There are however some recreational amenities which the Precinct Plan contemplate being provided early in the development. These will now be provided later in the development cycle. The recreational effects of this proposal are therefore positive, with the effects relating to the delay in providing some of the recreational amenities low.

Earthworks effects including erosion and sediment effects:

Being located in a valley which is upstream of the marine reserve, a high standard of erosion and sediment control has been critical. Significantly enhanced erosion and sediment control measures are proposed to be put in place, with significant redundancy built into the measures. The conclusion is that the effects of this development can be successfully managed to control erosion and sediment effects.

Stormwater effects:

Similarly, the critical location of the site in terms of stormwater has warranted a particularly high treatment train process. Woods advises that the effects can be successfully managed such that they are low.

Wastewater effects:

Wastewater will connect to the public system. The wastewater connections from the new Village development(s) are all provided for. The new wastewater network connects over land either owned or subject to easements in favour of Ara Weiti through to the Stillwater. The applicant is working with Watercare to ensure any necessary capacity upgrades are achieved (these would be a permitted activity). Existing agreement with Watercare provides the necessary facilities with future routes to be identified. The wastewater effects are able to be managed so they are low.

Infrastructure effects:

All water, power and telecommunication infrastructure can be provided to the site (are already provided to the development area boundaries). The effects are low.

Transport effects:

The site benefits from being adjacent to the new O Mahurangi - Penlink road connection. This may also introduce public transport services which could

service Weiti. Local roading is all provided. The transport effects of this development are minimal.

Land contamination effects:

There are no known land contamination issues on the site according to a detailed assessment carried out by Tonkin & Taylor.

Archaeological sites:

There are no known archaeological features in this part of Weiti. However, out of caution, the applicant is obtaining a general authorisation from Heritage New Zealand.

Construction effects:

The scale of this development is relatively modest compared to major construction phases. It also benefits from being isolated from other established residential communities. The construction effects can be appropriately managed.

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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 provides a summary of the relevant national policy statements and national environmental standards relevant to the Stage 1 development.

(a) New Zealand Coastal Policy Statement:

The enhancement works at Karepiro Bay, Stillwater and Haighs Access are on land to which the New Zealand Coastal Policy Statement applies. All works are intended to meet the NZCPS objectives of balancing public access to and along the coast, and preserving the important ecology of the coast (including endangered bird habitat areas).

In relation to Stage 1:

- In terms of Objective 2, the Village 1 settlement is some 850m from the coast located up the Karepiro Valley. Because it cannot be seen from the coast, it preserves the natural character of the coastal environment and protects the natural features and landscape.
- The environmental features of the development, and particularly the high quality sedimentation control, will prevent sedimentation within the bay beyond appropriate levels for a marine reserve. This reinforces Objective 1 'safeguarding the integrity and resilience of the coastal environment'. It will have no impact on biological or physical processes, nor the ecosystem.
- This development significantly enhances public access and public open space to and along the coast as set out in Objective 4. Initiatives include:
 - The boardwalk and walkway along Karepiro Bay which are designed to enhance public access but, more critically, encourage the public to walk in defined areas clear of bird roosting areas and habitat.
 - The enhanced landscaping in Karepiro Bay is intended to provide more shelter for and to reinforce endangered bird species habitat.
 - The cleaning stations at Stillwater and Haighs Access are designed to address the risks associated with Kauri dieback, but will also assist with the protection of other coastal species through the limitation of spread of weed species on tramping boots.
 - The public toilet facilities will provide improved service for public traversing the tracks and has obvious benefits environmentally.
 - Shade and look out areas will provide amenity for residents.
 - The cultural interpretation panels will assist in the cultural celebration of this coastal environment and raising public education on these cultural and environmental matters. This initiative also reinforces Objective 3.

These objectives are reinforced particularly by policies 18 and 19 addressing public open space and walking access. These flow from Objective 4 and are significantly addressed through this application in the manner set out above.

Policy 22 deals with sedimentation. A significantly higher standard of sedimentation control is proposed than current best practice. This will ensure that sedimentation is fully controlled within the Weiti precinct. It will also result in the retirement of the Village 1 land from historic forestry activity. Forestry activity in this location created the potential for significant periodic sedimentation during times of harvesting. This development is predicted to contribute less than 1mm of sediment over a 50 year period and that is largely confined to the tributaries.

(b) National Policy Statement on Freshwater Management and National Environmental Standard on Freshwater Management:

The core objective of the National Policy Statement sets the first priority as the health and wellbeing of waterbodies and freshwater ecosystems. Currently all waterbodies within the Stage 1 development area are significantly degraded for a variety of reasons including historic forestry and weed infestation. In terms of the first stage of development:

- All wetlands are protected and restored to a high natural state.
- The entire eastern stream and the majority of the western stream are fully restored with weed eradication and replanting.
- There is a small area at the southern end of the western stream which is realigned vertically. However, this is treated in a way that it will return to the characteristics of a functioning natural stream.
- There is very careful control of erosion and sediment from earthworks in the vicinity of any stream. A significantly higher standard of erosion and sediment control is being put in place as part of the application.
- Ara Weiti is working with mana whenua over the restoration of these streams to ensure both cultural and ecological policies of the NPS are achieved, particularly Policies 1, 2 and 3.

When complete, all streams and wetlands will exhibit high environmental and ecological value compared to the seriously degraded current state.

The small amount of vertical realignment of the western stream is required to ensure that the future development of Village 1 and Village 2 can be integrated as set out in the Precinct Plan. This ensures that Village 1 does not compromise the future development options of Village 2.

The ecological effects assessment has identified how these matters can be successfully managed and, in the final analysis, how a substantially better environmental outcome is achieved than the current environment.

(c) National Policy Statement on Urban Development:

The NPSUD requires the Council to prepare a growth strategy for Auckland. The Council's growth strategy has a large focus on urban consolidation, complemented by appropriate greenfields expansion. Weiti is part of the urban consolidation approach in that it is existing land zoned for urban development in a part of Auckland that is well south of the northern rural urban boundary.

The realisation of 1200 sites will contribute to a well-functioning urban environment, a key objective of the NPS.

The Stage 1 development of Village 1 is at the density contemplated by the AUP in the location identified for housing development. In particular:

- The Auckland Unitary Plan identifies Village 1 (based on a proportional allocation) for 220 dwellings. Realising existing growth potential and developing residentially zoned vacant land is a part of the Council achieving its growth objectives. This proposal will deliver those 220 residential lots and subsequently 220 homes.
- These homes will be delivered "development ready", i.e. all infrastructure will be provided as part of land development. There will be no impediment to rapid construction of housing.
- This will provide for a variety of residential lot sizes. This will help provide a variety of different housing typologies and price points for Weiti.
- The creation of the commercial lot will create a small neighbourhood centre which will service the local community and add to the Policy 1 requirements around accessibility for residents to local community services.
- The development of Village 1 being independent of Village 2 will actually help achieve Policy 1(d) by freeing up the owners of both Village 1 and Village 2 to develop their lands independently to ensure that Weiti contributes to Auckland's Growth Strategy.

(d) National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health:

There are no known contaminants on the land which would trigger the need for consent under the NES. However, an accidental discovery of contaminant condition will be put forward as part of an application.

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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:

Tattico and Simpson Grierson analysed the expected timeframes for consenting this proposal under the fast-track legislation and under the RMA. It is expected that the fast-track would deliver the project approximately two years earlier than would otherwise occur (assuming an RMA application would be publicly notified).

Standard notified resource consents in Auckland are taking 9 -12 months. Any appeal to the Environment Court would add a further 12 -15 months to the timeframe for a fully contested hearing. While RMA timeframes can vary, two years is the realistic, expected difference in the timeframes between the two scenarios.

In term of cost-efficiency, the fast-track legislation will enable all consenting requirements to be combined in a single application (subdivision, earthworks and development) as well as potential Heritage NZ approvals, which will enable potential effects to be considered together 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:

Listing this project in the fast-track legislation will help to achieve the legislation's purpose to facilitate development with regionally significant benefits. This project can be delivered within a significantly shorter timeframe (8 years) due to the significant work that has already been undertaken and the fact that the applicant is resourced and construction ready to begin. There are no features of this project that would adversely impact the efficient operation of the fast-track process.

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

Local government plan or strategy

Please explain your answer here:

The Auckland Future Development Strategy is Auckland Council's 30 year growth strategy as required by the National Policy Statement on Urban Development. The Future Development Strategy states that most of Auckland's growth should occur within the existing Rural Urban Boundary (urban

consolidation). The project site is within this existing urban area and is currently zoned for urban development and therefore is contemplated by Auckland Council's strategies and planning documents. The development proposed is both within the Auckland Growth strategy and is subject to an existing agreement with Auckland Council to support 1200 lots in the Weiti precinct only subject to Auckland Council being satisfied to a positive outcome of a comprehensive water modelling study. Following a review of those results and reports Ara Weiti understands that the conditions are comprehensively satisfied.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

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:

The economic assessment commissioned by the applicant and lodged alongside this application confirms that the project will increase the supply of housing, address housing needs, have positive economic effects on the market and wellbeing of people and communities, and deliver a well-functioning urban environment. The assessment confirms that:

- Is unique in terms of size relative to other residential projects and represents a significantly scaled residential project within the region, and therefore would provide significant regional economic benefits for Auckland;
- Will deliver significant economic benefits and contribute positively to the regional economy with direct economic injection of **s 9(2)(b)(ii)** over 8 years and creation of over 3,000 FTE years of employment across an 8-year period;
- Satisfies the economic and housing supply criteria set out in Section 17 – Eligibility Criteria for Projects that May Be Referred to Panel of the FTA Bill by increasing the supply of housing by 1,059 and contribute to a well-functioning urban environment in Weiti.
- The application has the potential to enhance housing affordability in the local market and the wider Auckland Region, positively impacting economic and social wellbeing by providing an increase in supply that is likely to deliver homes at more serviceable levels of debt;
- Will deliver a significant and efficient project that leverages and improves the efficiency of the existing and planned infrastructure (e.g. Penlink).

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The significant housing supply benefits from the project are described in Question 23 above. The Propert Economics Report lodged with this application confirms that based on those findings, enabling the consenting of the project through the Fast-track Approvals Bill as a Schedule 2A project 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. Consenting this project via the Schedule 2A Fast-track Approvals process will accelerate its construction and the consequential realisation of these economic and social benefits.

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 supports reductions in greenhouse gas emissions by:

- The significant revegetation and enhancement native planting programme has co-benefits for biodiversity and freshwater quality as well as carbon sequestration;
- Significant local amenity is provided which will internalise traffic, allowing residents to stay local and reducing Vehicle Kilometres Travelled (VKTs);
- Efficient use of this Village 1 land, developing it for its intended residential purpose, creates an additional residential neighbourhood in close proximity to Silverdale and Albany and well within the northern urban limit. Failure to develop this Village would inevitably result in further greenfields expansion. Creating settlements in reasonable proximity to employment and other areas leads to urban efficiencies which in turn contribute to a low emission economy.

- The location of this area provides significant recreational opportunity for local residents within easy walking distance.
- Weiti currently has insufficient critical mass to justify a public transport network. However, when the future O Mahurangi - Penlink is completed around end of 2026, should public transport be provided on this route, then it would service Weiti.

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

Yes

Please explain your answer here:

The project is not subject to significant natural hazards and has been assessed as resilient to the effects of climate change.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Significant regenerative planting and restoration of streams and wetlands is proposed in the project, as described above. Boffa Miskell's assessment concludes that the protection and enhancement measures proposed through the project will result in all streams and wetlands within the site exhibiting higher environmental and ecological values compared to their current seriously degraded state.

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

Yes

Please explain your answer here:

Please refer to the answer to Question 21 outlining the Auckland Future Development Strategy.

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 site is:

- Not subject to any natural hazard identified on the Council's website.
- Not subject to any coastal inundation.
- Not within any flood plain.
- Not on any known fault line.

The two stream valleys on either side of the Village are within small cuttings which mean that even in extreme weather events there would be minimal to no risk of streams being overwhelmed and flooding of adjacent residential properties. The land is earthworked so as to be stable with minimal risk of land slippage. This site is very low-risk in terms of natural hazards or 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:

Ara Weiti has not been the subject of any enforcement action or other "failure to comply" measures taken by Auckland Council under the Resource Management Act or any other legislation, or by any other authority.

The Weiti Bay development was undertaken by a related company, Weiti Development LP. The project was managed by Weiti Development General Partner Limited a company owned by Williams family interests.

None of Ara Weiti, Williams Group New Zealand Limited, or Fiera Capital Corporation (Weit financier) have ever been subject to enforcement action or

“failure to comply” proceedings under the Resource Management Act or any other legislation or by any other authority.

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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:

Mark Vinall

Important notes