

Response ID ANON-URZ4-5FR6-R

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:41:53

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Bharatiya Mandir Indian Temple Incorporated

2 Contact person

Contact person name:

s 9(2)(a)

3 What is your job title

Job title:
Temple Organisation Property Management Chairman

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:

Bharatiya Mandi Indian Temple Inc. 252-254 Balmoral Road, Sandringham, Auckland

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

Yes

Organisation:
Harrison Grierson Consultants Limited

Contact person:
s 9(2)(a)

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Planning Manager – Auckland

Please enter your service address:

PO Box 5760, Victoria St West, Auckland 1142

Section 1: Project location

Site address or location

Add the address or describe the location:

The subject site is located at 252-254 Balmoral Road (Lot 20 DEEDS Blue 49 and Part Lot 21 DEEDS Blue 49), 3 and 5 Arabi Street (Lot 3 and 4 DEEDS 825) and 24 and 26 Patterson Street (Lot 1 and 2 DEEDS 825), Sandringham, Auckland. (See Attachment 1)

File upload:

Attachment 1 Location Map.pdf was uploaded

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

Yes

upload file:

Attachment 2_Records of Title_Combined.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Bharatiya Mandir Indian Temple Incorporated

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 applicant is the legal landowner of the proposed project.

There are no title limitations relevant to this proposed development.

Section 2: Project details

What is the project name?

Please write your answer here:

Arabi Street Community Hall and Housing Development

What is the project summary?

Please write your answer here:

The applicant seeks to establish a mixed-use development activity involving an improved large scale community hall facility accessory to the Bharatiya Mandir Indian Temple with short to long stay accommodation in Sandringham, Auckland.

What are the project details?

Please write your answer here:

The purpose of this proposed project is to progress an improved large scale community hall facility accessory to the Bharatiya Mandir Indian Temple with short to long stay accommodation for up to 96 persons in Sandringham, Auckland. This facility would provide community housing for the Indian and the wider community, in particular elderly in hardships, across Auckland region, significantly contributing to social and cultural benefits.

The objective of this project is to provide a culturally appropriate environment, to both old and new generations, with a larger view of practicing, celebrating, and sharing the cultural values and wisdom and promote the overall well-being of the wider community.

The project involves a mixed-use development activity involving a community hall, visitor accommodation, earthworks, landscaping, and servicing installation.

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

Please write your answer here:

The project would be designed and built in a single stage. The anticipated timeline is detailed below:

- Fast Track Approved – End 2024
- Developed Design – 12 weeks – Mid-Jan to Mid-April 2025
- Detailed Design – 14 weeks – May to Mid-Aug 2025
- Building Consent – 6 months – Mid-Aug to Mid-March 2026.
- Procurement – Mid-March to Dec 2026
- Funding – Mid-March to Dec 2026
- Site Works Commencement – Start of 2027
- Completion – July 2028 (18 months to construct)

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

Please write your answer here:

Resource Management Act 1991 - s9 land use resource consent

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 project or the same activity has not been lodged with Auckland Council.

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

No

Please explain your answer here:

Bharatiya Mandir Indian Temple Incorporated is the landowner and applicant.

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

Please write your answer here:

As above.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Relevant local authorities
 - o Auckland Council
- Relevant iwi authorities
 - o Ngāi Tai ki Tāmaki
 - o Ngāti Maru
 - o Ngāti Pāoa Iwi Trust
 - o Ngāti Pāoa Trust Board
 - o Ngāti Tamaoho
 - o Ngāti Tamaterā
 - o Ngāti Te Ata
 - o Ngāti Whātua o Kaipara
 - o Ngāti Whātua o Orākei
 - o Te Ahiwaru – Waiohū
 - o Te Ākitai Waiohū
 - o Te Kawerau ā Maki
 - o Te Rūnanga o Ngāti Whātua
 - o Waikato – Tainui
- Adjacent site owners:
 - o 1/2A and 2/2A Arabi Street;
 - o 1/2, 2/2, and 3/2 Arabi Street;
 - o Flats 1/4 Arabi Street; 2/4 Arabi Street; 3/4 Arabi Street; 4/4 Arabi Street; 5/4 Arabi Street; 6/4 Arabi Street; 7/4 Arabi Street; 8/4 Arabi Street;
 - o Flats 1/6 Arabi Street; 2/6 Arabi Street; 3/6 Arabi Street; 4/6 Arabi Street; 5/6 Arabi Street;
 - o 7 Arabi Street
 - o Flats 1/8 Arabi Street; 2/8 Arabi Street; 3/8 Arabi Street; 4/8 Arabi Street; 5/8 Arabi Street;
 - o 10 Arabi Street
 - o 1/22 Patterson Street; 2/22 Patterson Street; 3/22 Patterson Street; 4/22 Patterson Street; 5/22 Patterson Street; 6/22 Patterson Street; 7/22 Patterson Street; 8/22 Patterson Street, Sandringham Auckland 1041

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 applicant and the project team have undertaken one pre-application meeting and two urban design panel consultations with Auckland Council.

The pre application meeting was on 15 June 2023. A Senior Planner, Planner, Specialist Urban Designer and Senior Built Heritage Specialist from Auckland Council attended. Potential development constraints, the effects of the development, concern about the heritage effects from removal of the special character buildings and design requirements were discussed. The applicant has taken on board the feedback provided by Council in this meeting.

The initial consultation with the urban design panel took place on 30 August 2023. The UDP supported the aim of the project in providing improved community resource and housing to support those in need in a mixed-use building adjacent to the existing Temple. However they provided a number of recommendations on design elements to be further considered. The applicant has taken on board all of the recommendations in the updated design. The most recent express Urban Design Panel occurred on 30 April 2024. The panel gave supportive feedback on the proposal and made a few further comments, which are providing accessible access, consideration of the interface with the special character buildings, increased landscaping and flooding effects.

The project team are currently working on adopting these recommendations.

In particular, the UDP were impressed with the attention to the matters raised in the first meeting. They were far more comfortable with the proposed finish shown on the renders and particularly liked the brick with horizontal pattern to reflect the Temple features. They stated that the building was looking more respectful and cohesive of the street.

There has been no iwi consultation or consultation with adjacent neighbours to date.

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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

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 settlements apply to the subject land

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 proposal may involve the following effects during construction and operation. To date the applicant has engaged specialists to assess these effects and advise appropriate mitigation measures. These assessments are all completed. It is expected the adverse effects from the proposed development would be no more than minor.

The following assessment of anticipated effects are summarised in the attachment:

- Land Disturbance;
- Streetscape and Character Effects;
- Amenity Effects;
- Bulk and Dominance Effects;
- Noise Effects;
- Transport Effects
- Infrastructure
- Stormwater/Flood risk

See Attachment 3 for the summary table.

Upload file:

Attachment 3 Adverse Effects and Rendering.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:

The proposal is consistent with the NPS-UD, in particular Objective 1, Objective 4, and Policy 1(a). The proposed Bharatiya Mandir community hall addresses the diverse housing needs of the community, in particular the elderly in hardship. The facility will provide a culturally appropriate environment and accommodation for families and seniors who may be emotionally, physically, and financially stressed. The inclusion of community facilities within a variety of housing developments contributes to a higher quality of urban environment, which will also lead to increased investment and economic benefits.

Approval under the Fast Track Bill will better align with the NPS-UD focus on intensification in appropriate locations. This site falls within the Light Rail Corridor left out of the Auckland Council's Plan Change 78 responding to the NPS UD as the Council indicated the corridor would be addressed once the light rail route was chosen. As this project is no longer proceeding it has left this site and many others with the existing Unitary Plan zoning which does not recognise its appropriateness for intensification. The proposed design includes a fourth floor which infringes the current zone maximum height limit (3 storeys) but which is supported in the Landscape Visual Assessment and endorsed by the Council's Urban Design Panel.

The proposal would be consistent with Objective 2 NPS UD which seeks that planning decisions improve housing affordability as it will result in community housing for persons in need.

In terms of Objective 6 NPS UD, it has been determined that there is sufficient infrastructure capacity for the development.

In terms of Objective 8 NPS UD, the site development would locate residents in an urban environment with rapid transit connections, close to the Balmoral centre and City Centre providing an accessible alternative to private vehicles and shorter commutes to employment locations, potentially reducing transport-related emissions for future residents of the site.

Given the location of the site in the urban area and its developed state there are no other National Policy Statements relevant.

File upload:

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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:

Access to the fast-track approval process of a culturally appropriate community hall and housing development which has currently a huge demand will have significant impact on facilitating the timely and cost-efficient delivery of such a community/social project. The proposed community housing will provide significant regional benefits while this is being mainly funded by charities, private donors and self-funding.

Normal consenting pathways for the project development would involve a 1-2 year timeframe or may need to wait longer (2-3 years) until the site's zoning has been aligned to the intended increased intensification through the NPS UD. The fast-track is anticipated to allow the consenting within 6 to 12 months.

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

Please write your answer here:

The referring of this project will fast-track the delivery of this community facility and housing development from slow-moving local authority processes and contribute to the community housing stock for people in hardship.

The referring will also facilitate the social and cultural benefits of the regional significant development and contribute to a sustainable and well-functioning urban environment.

The referring will have positive impact on 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:

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The proposed community hall will provide significant social infrastructure as it addresses community needs of a growing population and will support a well-functioning urban environment (Objective 1 of the NPS UD).

The inclusion of community facilities within a variety of housing developments contributes to a higher quality of urban environment, significantly contributing to social and cultural benefits, and will also lead to increased investment and economic benefits.

Will the project:

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

Please explain your answer here:

The proposed development will generate positive effects as it involves the construction of 48 visitor accommodation suites which will service elderly within the community who may have been emotionally, physically, and financially stressed. This provides support to those within the community who may be struggling and supports the social and cultural needs of the community.

The proposed facility will be a managed facility with a professionally run kitchen and dining room which will also service community events run by the Temple. This will provide a space for celebration during important Hindu cultural events, weddings and other yearly events.

The project will increase the supply of community housing, address huge housing demand for people, especially elderly, in hardship, and significantly contribute to the social and cultural aspects of a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will create more employment opportunities. It will also reduce stress on the wider healthcare and government owned social/emergency housing stock. The inclusion of community facilities within a variety of housing developments contributes to a higher quality of urban environment, which will also lead to increased investment and economic 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 proposal is consistent with the actions to support climate change mitigation. The proposal will deliver higher density housing with community facilities support efficient use of land and efficient use of existing infrastructure, including network utilities, enhancing energy efficiency within the site.

The location of the site is well serviced by public transport with the nearest bus stop being within a 150 metre walk of the development and Temple on Balmoral Road. There are several shops within walking distance of the development which will reduce the need for use of individual vehicles. The shorter commutes to shops and services would gradually promote the shift of travel behaviours from cars to active modes, ultimately reducing transport related emissions.

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

Yes

Please explain your answer here:

The existing properties are located within a Flood Prone location and there is an overland flow path entering through the north edge of the property and exiting through the west into 22 Patterson Street. The overland flow path entry and exit points will not be altered as a result of the development. A detailed flood assessment has been done by specialist. The report indicated that the development is not expected to create any additional flood hazards or events on the surrounding properties.

Will the project address significant environmental issues?

No

Please explain your answer here:

Instead of significant environmental issues, the project will contribute to increasing community housing supply issues, address social and housing needs, and enhance the social and cultural well-being aspects of the urban functionality.

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

Yes

Please explain your answer here:

The project is consistent with Auckland's spatial strategies, including the Auckland Plan 2050 and the Future Development Strategy 2023 – 2053 (FDS).

The proposal aligns with the outcomes sought for Auckland's long-term growth to 2050, in particular the outcomes of homes and places. The proposal is consistent with all four directions. The proposal is designed to be assist with a quality compact urban form and support a low carbon future with walkable distance to essential services. It accelerates the construction of quality homes that meet the changing needs and preferences of Aucklanders. The proposal provides secure community housing and culturally appropriate inclusive environment for urban living.

The proposed site is within the existing urban area. As identified above, the location of the proposal provides reasonable walking distance of services and community facilities. The redevelopment of the community hall will contribute to resilient community and align with the quality compact city approach identified by the FDS.

Anything else?

Please write your answer here:

Social and cultural well-being are critical components contributing to a sustainable and well-functioning urban environment. The project addresses housing needs with high on-site amenity for residents, which will result in significant regional benefits.

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 project Engineer has confirmed that there is no flood risk resulting from the proposed development despite the Council indicating the site is located within the 1% AEP Flood Plain. The project Engineer has carried out a more accurate assessment which confirms that the extent of flooding does not meet the definition of a flood plain. The specialist's report indicated that the development is not expected to create any additional flood hazards or events on the surrounding properties.

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:

None

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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:

s 9(2)(a)

Important notes