

Response ID ANON-URZ4-5FND-2

Submitted to Fast-track approval applications
Submitted on 2024-05-03 18:42:26

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Citadel Capital Limited

2 Contact person

Contact person name:
Jessie Xie

3 What is your job title

Job title:
Planning & Acquisitions Manager

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:

Level 3, 34 Douglas Street, Ponsonby, Auckland 1021

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:

8-14 and 17-19 Babich Road, Henderson Valley, Auckland

File upload:
Attachment 1 - Location Map.png was uploaded

Upload file here:
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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:

S. Babich & Sons Limited

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:

Sale and Purchase Agreement

Section 2: Project details

What is the project name?

Please write your answer here:

Babich Rise

What is the project summary?

Please write your answer here:

Development of 250-350 new houses across approximately 12 hectares of urban-zoned land in the Henderson Valley in West Auckland

What are the project details?

Please write your answer here:

The land is currently in the Babich Precinct zoned Residential – Single House and Residential – Large Lot in the Auckland Unitary Plan. The Precinct puts a density restriction on development, which means any urban development or subdivision of lots less than 450m² is against the objectives and policies of the Plan and is a non-complying activity. In addition, the absence of reticulated networks to the site forces the development to connect across private and council-owned properties.

This Bill will accelerate the release of 250-350 new houses and development-enabling infrastructure to unlock the full development potential of the Site and the Babich Precinct.

Proposed activities: Site enabling works (such as bulk earthworks), construction of buildings and infrastructure, and restoration and enhancement of natural features; and subdivision to create 250-350 new houses

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

Please write your answer here:

One stage, earthworks in one season.

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

Please write your answer here:

Resource Management Act 1991

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:

Nil

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

No

Please explain your answer here:

No approval required for the project by someone other than the applicant.

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

Please write your answer here:

- o Ready: Procurement and funding
- o Year 0 – 1: Detailed design
- o Year 1: Site works commencement
- o By Year 5 (Milestone) 250-350 new homes

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Landowners at 16 and 20 Babich Road
- Watercare
- Auckland Council – Parks and Acquisitions
- Chorus
- Vector

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:

- Landowners at 16 Babich Road (infrastructure upgrades)
- Landowners at 20 Babich Road (wastewater and water pipe alignment)
- Watercare (Wastewater capacity)
- Auckland Council – Parks and Acquisitions (Access and works, vesting of park reserves)
- Chorus - telco connections
- Vector - power connections and transformer locations

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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:

Nil

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

N/A

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:

- Urban Environment: Positive effects on the existing and new community by creating new safe, high amenity housing options, and providing the opportunity for population at scale to support public transport options that are accessible, frequent, and reliable.
- Ecology: Positive effects on terrestrial and freshwater ecology from the restoration and enhancement potential and protection of circa 2ha of natural features across the Site. All natural freshwater feature are to be retained and restored, and any effects on the existing vegetation and terrestrial habitat will be improved from its current range of pest and exotic species.
- Effects on Character and Amenity Values: The Site is zoned Urban and surrounded by an existing urban built environment, hence, the Site has the capacity and locational characteristics for the proposed urban development and density. Visual effects of development will be apparent from the early stages and would decrease over time as it integrates and matures with the rest of the built environment, and proposed landscape initiatives become established and integrates with the rest of the built environment.
- Infrastructure and Transport Network: There are infrastructure solutions for the transport network, three waters servicing and utilities available to service the Project. Approval to carry out works across 20 Babich Road has been approved, however Council approval is required to work within their Park Reserve.
- Land Stability of Future Lots: The Site is generally suitable for future residential development subject to further investigation.
- Effects of Natural Hazards and Stormwater: The existing 1% floodplain area is generally confined to the gullies and streams and that flows within the indicative future catchments are manageable within the existing stream environments. No future lots are with the 1% floodplain area.
- Land Contamination: The change of use of the site can be appropriately managed through the standard provisions under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) and Chapter E30 of the AUP: OP.
- Noise Effects: The noise from residential activities are provided for in the underlying zones and the potential reverse sensitivity effects can be addressed with standard measures and Chapter E25 of the AUP:OP.
- Climate Change and CO2 Emissions: The project can minimise effects on climate change and CO2 emissions because it is connected to the existing urban area and will have access to public transport options. The lots are also designed to maximise passive solar access with deep back yards to maximise the opportunity for landscaped areas.

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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 project is motivated by the provisions of the National Policy Statement on Urban Development 2020 (NPSUD), providing sufficient development capacity that is infrastructure ready within and beyond the Project site.

The project can be implemented to be consistent with the other following relevant National policy statements and national environmental standards:

National Policy Statements (NPS) –

- on Urban Development, 2020
- for Highly Productive Land, 2022
- for Freshwater Management, 2020
- for Renewable Electricity Generation, 2011
- for Indigenous Biodiversity, 2023

National Environmental Standards (NES) –

- for Air Quality, 2004
- for Freshwater 2020
- for Sources of Human Drinking Water, 2008
- for assessing and managing contaminants in soils to protect human health, 2012

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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:

The land is currently in the Babich Precinct zoned Residential – Single House and Residential – Large Lot in the Auckland Unitary Plan. The Precinct puts a density restriction on development, which means any urban development or subdivision of lots less than 450m² is against the objectives and policies of the Plan and is a non-complying activity. Current processing times for non-complying activities of this kind can more than 2 years to approve.

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

Please write your answer here:

The land is currently in the Babich Precinct zoned Residential – Single House and Residential – Large Lot in the Auckland Unitary Plan. The Precinct puts a density restriction on development, which means any urban development or subdivision of lots less than 450m² is against the objectives and policies of the Plan and is a non-complying activity. In addition, the absence of reticulated networks to the site forces the development to connect across private and council-owned properties.

This Bill will accelerate the release of 250-350 new houses and development-enabling infrastructure to unlock the full development potential of the Site and the Babich Precinct.

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:

- New reticulated wastewater network to service the wider catchment (circa 1000 new houses)
- Dual reticulated water supply network to service the wider catchment
- Approx. 2 ha of ecological enhancement and restoration of upstream tributaries of the regionally significant Paremuka Stream and Project Twin streams.

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 site is one of the largest undeveloped parcels of urban-zoned land remaining in west Auckland, that is outside flood prone areas, being up in a valley feature. The Site is zoned Urban and surrounded by an existing urban built environment, hence, the Site has the capacity and locational characteristics for the proposed urban development and density. Visual effects of development will be apparent from the early stages and would

decrease over time as it integrates and matures with the rest of the built environment, and proposed landscape initiatives become established and integrates with the rest of the built environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project site is one of the largest undeveloped parcels of urban-zoned land remaining in west Auckland, that is outside flood prone areas, being up in a valley feature. The Auckland Anniversary floods affected over 2000 sites in Auckland, and 200+ houses west of Auckland have been deemed inhabitable.

The Project is shovel-ready and can create 250-350 houses within 5 years of being approved. The new reticulated wastewater network and new water supply network as part of the development will be sized to benefit and service the rest of Babich Precinct (reducing the cost of future development), unlocking the development potential for up to 1000 dwellings once constructed and operative.

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 can minimise effects on climate change and CO2 emissions because it is connected to the existing urban area and will have access to public transport options. The lots are also designed to maximise passive solar access with deep back yards to maximise the opportunity for landscaped areas.

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

Yes

Please explain your answer here:

- Land Stability of Future Lots: The Site is generally suitable for future residential development subject to further investigation.
- Effects of Natural Hazards and Stormwater: The existing 1% floodplain area is generally confined to the gullies and streams and that flows within the indicative future catchments are manageable within the existing stream environments. No future lots are with the 1% floodplain area.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Positive effects on terrestrial and freshwater ecology from the restoration and enhancement potential and protection of circa 2ha of natural features across the Site. All natural freshwater feature are to be retained and restored, and any effects on the existing vegetation and terrestrial habitat will be improved from its current range of pest and exotic species.

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

Yes

Please explain your answer here:

The Project zoned for urban residential development.

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:

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:

Nil

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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:

Jessie Xie

Important notes