

Response ID ANON-URZ4-5FKC-X

Submitted to Fast-track approval applications
Submitted on 2024-05-03 16:50:06

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Tattico Limited

2 Contact person

Contact person name:
Vijay Lala

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 91562
Victoria Street West
Auckland 1142

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:

3 Victoria Road, 5-15 Victoria Road, 17-19 Victoria Road, 21 Victoria Road, 25 Victoria Road, 33 Victoria Road, 41 Victoria Road, 43 Victoria Road, 45 Victoria Road, 1-3 Wynyard Street, 12 Wynyard Street, 19-21 Clarence Street.

File upload:

Devonport Town Centre Urban Regeneration Location Plan.pdf was uploaded

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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:

Devonport Property Management Ltd via Devonport Property CP Wynyard Ltd, Devonport Property CPV Ltd, Devonport Property MPV Ltd, Devonport Property MP Clarence Ltd

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 has ownership of the properties

As owners, there is no impediment to undertake the work required for the project. Delivery of the project is able to commence as soon as the required approvals are granted.

Section 2: Project details

What is the project name?

Please write your answer here:

Devonport Town Centre Urban Regeneration

What is the project summary?

Please write your answer here:

A master planned town centre urban regeneration project that will deliver intensified urban housing, commercial (retail, food and beverage, office) and tourism benefits, including new and refurbished heritage buildings. The project will result in the significant intensification of inner-city urban housing, integrated with increased town centre amenity for the wider community. The development proposal will provide economic upside to the local community through tourism, increased commercial and retail space and employment during and post construction. The project will promote public transport usage due to increased development intensity adjacent to existing public transport networks.

What are the project details?

Please write your answer here:

The Project is a master planned town centre which will result in intensified urban housing and commercial regeneration. The project is located on 6,026m² of land, in the Devonport Town Centre and will deliver the integration of urban housing with commercial and retail activities that together will enhance the economic vibrancy of the local community. The proposal includes the development of new buildings and the integration, enhancement, and adaptive re-use of a large number of Devonport's listed heritage buildings to provide intensified urban living.

The fast-track consenting process will enable development to commence as early as 2025 and reduce approval timeframes and costs associated with resource consenting for a 5 stage project. The fast-track process will also allow stages 4 & 5, which include scheduled heritage buildings, to be expedited and the process streamlined in comparison to the standard consent process.

The project will:

- Create significant employment both during construction and once operational (commercial, retail, tourism).
- Provide activation of both private and public assets (including the streetscape, parks and community buildings) through investment and connectivity.
- Enhance the use of previous and current infrastructure investments such as ferry terminal upgrades and electric ferries and promote the use of rapid transit public transport modes (Ferry and bus).
- Rejuvenate Devonport as a thriving destination for local, regional and national tourism that reflects the historic importance of Devonport.
- Provide accommodation opportunities for Auckland and New Zealand's growing population in an ideal location which is in support of Auckland's Future Development Strategy.

The owners have engaged an expert group of consultants consisting of Cheshire Architects, Archifact, McIndoe Urban, Boffa Miskell and Tattico – all of which are experienced in the delivery of major urban renewal projects, the applicant will be in a position to lodge a substantial application this year, it can

immediately benefit from being a 2A listed project.

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

Please write your answer here:

The exact way that the development will be staged is still yet to be confirmed, but an indicative staging plan is outlined as follows. The project will be a 5-stage project over a period of 5-10 years, but importantly delivery of the project can commence as soon as approvals are granted. In order to ensure this, master planning has already commenced and is programmed to be completed by July 2025. Detailed design for stage 1 will commence on completion of the master planning phase. Stage 1's anticipated commencement date will be mid-late 2025, with subsequent stages 2-5 to commence following Stage 1.

This is indicatively shown in the below:

Stage 1 Anticipated Commencement: 2025. Anticipated Completion: 2026

Stage 2 Anticipated Commencement: 2026. Anticipated Completion: 2028

Stages 3-5 Anticipated Commencement: 2027 Anticipated Completion: Ongoing

All stages will include the construction of new commercial and intensified buildings which will also include urban residential dwellings, with stages 4 & 5 including the adaptive re-use of scheduled heritage buildings.

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

Please write your answer here:

- Resource Management Act 1991
 - o resource consent will be required
 - o certificate of compliance may be required

- Heritage New Zealand Pouhere Taonga Act 2014
 - o archaeological authority likely to be required

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:

No applications have been made for this or a similar project and no decisions have been made.

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

No

Please explain your answer here:

The applicant is the land owner of the properties that the project is to be delivered on.

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

Please write your answer here:

This is a significant project which involves regeneration of an existing town centre. Therefore, careful consideration needs to be given to construction methodology and delivery to ensure the ongoing functionality and viability of existing businesses adjacent to or nearby the development area. This is in contrast to greenfields projects which are not constrained in the same way. Regardless work is able to commence as soon as the required approvals are granted.

The exact development staging is still to be confirmed, but an indicative staging plan is outlined below:

Milestone Anticipated Commencement Anticipated Completion

Master Planning Q4-23 (underway Q3-24

Detailed Design - Stage 1 Q3-24 Q1-25

Procurement - Stage 1 Q1-25 Q2-25

Funding - Stage 1 Q2-25 Q2-25

Construction - Stage 1 Q2-25 Q3-26

Detailed Design - Stage 2 Q1-26 Q4-26

Procurement - Stage 2 Q4-26 Q4-26

Funding - Stage 2 Q4-26 Q4-26

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- relevant local authorities
Auckland Council

- relevant iwi authorities
Ngāti Whatua o Orakei

- relevant Treaty settlement entities
Not aware of any

- protected customary rights groups
None affected

- customary marine title groups
None affected

- applicant groups under the Marine and Coastal (Takutai Moana) Act 2011
None affected

- ngā hapū o Ngāti Porou
Not affected

- any person with a registered interest in land that may need to be acquired under the Public Works Act 1981.
No land is required to be acquired under the Public Works Act 1981

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:

Initial consultation has been undertaken with the local council, further consultation with all affected persons will commence during the master plan phase. Initial discussions have also been undertaken with the Local Board, Auckland Council, Eke Panuku and Auckland Council Heritage Department. Consultation with listed affected parties will inform and expedite the approval process of this multi-stage development. Consultation with the listed affected parties will allow for direct feedback and input from relevant affected parties.

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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:

No PWA processes have already been undertaken and none are considered to be required for this project.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Not aware of any

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 applicant has engaged a comprehensive team of design and engineering experts to review and advise on any anticipated and known adverse effects on the environment that need to be considered and addressed in the master plan design.

A high level assessment of the proposal that has been completed to date through the scoping and master plan process. The identified adverse effects are addressed below:

Landscape/Visual

The Devonport Town Centre is located in proximity to several volcanic cones and is subject to viewshaft/sensitive area overlays. The town centre is also subject to a height variation control which provides for building heights of 9m and 13m. In order to mitigate any potential adverse effects on these natural features or built environment, the applicant has engaged a landscape architect and several architects to develop a master plan that acknowledges these elements and does not adversely affect them, while still enabling appropriate levels of building intensity.

Heritage and Character

Several scheduled historic heritage places are located in the Devonport Town Centre. This area is also subject to the business special character overlay of the Auckland Unitary Plan. As such any redevelopment needs to specifically consider and address these matters in the master plan design. The applicant has engaged a heritage architect and several architects to provide advice and expertise on heritage and character matters. This will ensure that the design outcomes will be respectful and complementary to the important heritage and character values of the project area and immediate locality.

Stormwater and Sea Level Rise

The Devonport Town Centre is located in proximity to the coastal edge and is subject to stormwater overland flow paths. In order to mitigate any potential adverse effects, the applicant has engaged engineering experts to advise on appropriate minimum floor levels for habitable buildings to avoid such effects. The minimum floor levels will reflect the 1 in 100-year storm events and required sea level rise increases.

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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 national policy statement that is relevant to the project and application sites is the National Policy Statement for Urban Development (NPSUD). In this regard, the project will positively contribute to establishing a well-functioning urban environment. It will also result in intensification of a town centre and result in increased housing choices within the Devonport Town Centre. The project will also support increased public transport use, as the Devonport ferry only takes 10 minutes to reach Auckland's City Centre. It is also served by a regular public bus service. Intensifying this centre will also result in reduced private vehicle trips as future occupants will be able to access all services and amenities without needing to use their vehicles. This will support

reductions in vehicle emissions.

Therefore, it is considered that the project will give effect to the NPSUD.

It is considered that no other national policy statements or national environmental standards are relevant to this project. In this regard it is noted that this is not a greenfield project where several policy statements and standards generally apply. With regard to the NZ Coastal Policy Statement (NZCPS), it is considered that the application sites are sufficiently separated from the coastal environment to ensure that the project will not affect the NZCPS objectives and policies.

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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 project is a development project that will deliver significant regional benefits. It will result in the rejuvenation of the Devonport Town Centre which has been lacking in investment. The project will restore the economic vibrancy of Devonport through the delivery of integrated intensive urban housing, rejuvenated commercial and retail activities. This in turn will make Devonport an attractive regional and national tourist destination and will ensure international tourists from cruise ships will want to visit this desirable destination.

The rejuvenation of Devonport will be of significant benefit to the Auckland Region and beyond.

The applicant has engaged Market Economics to assess the benefits of the project. The key findings of this assessment are summarised below:

- The development is projected to sustain employment equivalent or up to 2,948 FTE's across the region. This employment is split over the development in line with construction spend.

- Initial high-level forecasting indicates that the development has the potential to provide circa 18,000m² of floor area, which has the potential to accommodate between 277 and 421 FTE's, an increase of between 119 and 170 FTE's over today's total. This employment is ongoing offering permanent employment options for residents and support for retail and hospitality businesses.

The development has a value circa \$400m, resulting from a significant increase in commercial, retail and residential floor area including optimising the capacity of the area through the development of existing underutilised land whilst maintaining the character of Devonport.

The full economic assessment prepared by Market Economics is attached to this application.

A large scale comprehensive development project of this nature in Devonport would benefit significantly in terms of time frames and cost efficiencies from the fast-track process.

Were this project to be progressed under the standard RMA and Council processes, it is envisaged that this process would take approximately 3 years before a final decision would be issued (including a public notification and Environment Court process). Therefore, the fast-track process would result in a time saving of approximately 2 - 2.5 years.

The costs associated with the standard consent process would also be significantly higher as a result of a public notification process, Council hearing and the Environment Court process.

The following further points are also noted:

- The fast-track process will enable the project to be delivered earlier to the benefit of the community and the wider Auckland Region.
- Having an expert panel review an application of this scale would reduce time and cost as expert panels are typically more efficient.
- The project would involve a significant number of resource consents and approvals under other Acts, that are assessed under differing legislation by differing authorities.

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

Please write your answer here:

Having this project listed in Schedule 2A will enable the efficient operation of the Fast Track process as the Schedule 2B referral process will not be required to be undertaken.

It's of a significant scale that will provide for a substantial amount of development (dwellings and commercial activities) that will require multiple resource consent applications and approvals under other Acts. The Fast Track process will streamline the approval process.

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

Other

Please explain your answer here:

No, it has not as it is a private development borne out of the initiative of the applicants who are long term Devonport residents who are personally invested in ensuring a high quality amenity outcome for the town centre. Auckland Council have confirmed there are no regional plans for the Devonport

peninsular.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

No, it is a regionally significant development project.

Will the project:

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

Please explain your answer here:

Yes, the project will increase the supply of housing within the Devonport Town Centre. Currently there are very few housing opportunities within the town centre. The project will address this by significantly increasing the number of dwellings within the town centre above the existing 13 dwellings. Initial master planning has indicated circa 103 plus dwellings including a variety of dwelling typologies.

With regard to contributing to a well-functioning urban environment, Objective 1 and Policy 1 of the NPSUD seek well-functioning urban environments for people and communities. The development of the application sites will achieve this objective and policy as the development of the land is undergoing a detailed master planning exercise and will achieve appropriate development densities in an appropriate town centre location, while respecting the significantly important natural and built heritage elements and special character.

The development will also support public transport use of the Devonport ferry and bus service and is accessible by these services and the existing road transport network. Intensification of the town centre will also support walking and cycling.

The project will also result in significant regional economic benefits as set out in the response to Section 7.

Given the proximity to public transport services and commercial and community amenities, the project will support greenhouse gas reductions as reliance on private vehicle trips will be significantly reduced.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project is a development project that will deliver significant economic benefits. It will result in the rejuvenation of the Devonport Town Centre which has been lacking in investment and public funding. Therefore, the delivery of the project will restore the economic vibrancy of inner city Devonport. This in turn will make Devonport an attractive regional and national tourist destination and will ensure international tourists from cruise ships will want to visit this desirable destination.

The rejuvenation of Devonport will be of significant economic benefit to the Auckland Region and beyond.

The applicant has engaged Market Economics to assess the benefits of the project. The key findings of this assessment are summarised below:

- The development is projected to sustain employment equivalent to 2,948 FTE's across the region. This employment is split over the development in line with construction spend.

- Initial high level forecasting indicates that the development has the potential to provide 18,000m² of floor area, which has the potential to accommodate between 277 and 421 FTE's, an increase of between 119 and 170 FTE's over today's total. This employment is ongoing offering permanent employment options for residents and support for retail and hospitality businesses.

The development has a value in excess of circa \$400m, resulting from a significant increase in commercial, retail and residential floor area including optimising the capacity of the area through the development of existing underutilised land whilst maintaining the character of Devonport.

The full economic assessment prepared by Market Economics is attached to this application.

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 result in intensification and rejuvenation of an existing town centre. This town centre has existing community facilities (library, hall) and open spaces. These facilities will be complemented by rejuvenated retail, food and beverage, office and other commercial services resulting from the development of the project. The addition of residential dwellings within the town centre, as proposed by the project will ensure the future residents will not need to use their private vehicles to access these services. Further, the convenience and availability of accessible public transport services will further reduce demand for private vehicle use. Therefore, the project will support greenhouse gas reductions as reliance on private vehicle trips will be significantly reduced.

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

Yes

Please explain your answer here:

The Devonport Town Centre is located in proximity to the coastal edge and is subject to stormwater overland flow paths. In order to ensure adaptation and resilience from storm events and sea level rise, the applicant has engaged engineering experts to advise on appropriate minimum floor levels for habitable buildings to avoid such effects. The minimum floor levels will reflect the 1 in 100-year storm events and required sea level rise increases. This will ensure resilience from these natural hazards is built into the delivery outcomes of the project from the outset.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will address several potential environmental issues as set out below:

- Mitigate existing silt-laden runoff into the CMA through implementing earthworks and sediment control measures such as silt fences, sandbags where appropriate.
- There will be an internalisation of private vehicle trips. This is achieved by increasing residential development in the town centre and employment opportunities. This will therefore reduce VKT's and GHG emissions per household.
- Building floor levels will be set above flood and sea level rise levels to avoid flooding hazards.

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

Yes

Please explain your answer here:

The project is located within the Business Town Centre zone of the Auckland Unitary Plan. Activities such as dwellings, retail, food and beverage and offices are permitted or otherwise provided for within the zone. A variety of activity rules and development standards also apply and as is usual with any resource consent process an assessment will be made against these provisions and any relevant objectives and policies.

Also, as the proposal promotes intensification within an existing centre, the project is consistent with the Auckland Regional Policy Statement and the Auckland Future Development Strategy.

Anything else?

Please write your answer here:

No

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?

Yes

If yes, please explain:

The Devonport Town Centre is located in proximity to the coastal edge and is subject to stormwater overland flow paths. In order to ensure adaptation and resilience from storm events and sea level rise, the applicant has engaged engineering experts to advise on appropriate minimum floor levels for habitable buildings to avoid such effects. The minimum floor levels will reflect the 1 in 100-year storm events and required sea level rise increases. This will ensure resilience from these natural hazards is built into the delivery outcomes of the project from the outset.

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 taken against the applicant.

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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:

Vijay Lala

Important notes