

Response ID ANON-URZ4-5FYX-1

Submitted to Fast-track approval applications
Submitted on 2024-05-02 07:52:21

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Kings Heights Group Limited

2 Contact person

Contact person name:
Michael Campbell - Campbell Brown Planning Limited

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 147001, Ponsonby, Auckland 1144

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:

The subject site is located at 82 Hobsonville Road, West Harbour, Auckland (the Site), outlined in red on the map at Appendix A. The site is a vacant lifestyle lot of 4.0486 hectares located on the western side of Hobsonville Road. It is located 1.5km from the Westgate Metropolitan Centre.

The Site is zoned Future Urban under the Auckland Unitary Plan (AUP).

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Appendix A - 82 Hobsonville Road West Harbour.pdf was uploaded

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

No

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Appendix B - 82 Hobsonville Rd - NA66B_308_Title_Search_Copy.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Kings Heights Group Limited (KHGL or the Applicant).

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 Site is held in freehold ownership by KHGL. As the registered owner of the above title, KHGL has full control over the Site (including legal access). This will enable KHGL to quickly and efficiently act on any work required for the project.

Section 2: Project details

What is the project name?

Please write your answer here:

Hobsonville Village Development

What is the project summary?

Please write your answer here:

The proposal is for a comprehensively planned retirement village ("the Project") at 82 Hobsonville Road, West Harbour ("the Site"). Below key elements of the concept are summarised:

- Approximately 354 retirement units are proposed. This comprises around 42 villas (one storey duplex and attached houses), 45 care units, approximately 267 apartment units, and associated reception / administration areas.
- There are six apartment buildings, varying in height between four and six levels. Each apartment building has basement parking.
- Proposed communal facilities include a bowling green, a pool, a café, and a clubroom - several facilities being housed in a two storey amenity building at the centre of the Site.
- Adjoining the communal amenities building there is a three storey care building, also with basement parking, providing hospital level care.
- There is a 20m wide corridor formed around the stream at the centre of the Site. This forms part of a wider landscaped setting of open spaces and walkways through the Site.

What are the project details?

Please write your answer here:

The application seeks to enable the accelerated construction and delivery of the comprehensively masterplanned residential development. The Project will result in significant and on-going public benefits and will promote employment in the construction sector and on-going operation of the residential development with significant FTE opportunities to support social and economic benefits while promoting the sustainable management of natural and physical resources.

The purpose of the proposed project is to carry out a retirement village development within an existing and growing residential catchment, to considerably increase the housing supply within Auckland.

The key objectives and principles of the Project are to:

- The proposal will generate total direct, indirect and induced impacts of s 9(2)(b)(ii) in GDP. The proposal will Stimulate a significant amount of employment during the construction phase, equivalent to 1,917 full time equivalent employment years in Auckland and support an ongoing level of employment of around 151 workers per year in Auckland through the accommodation of residents and the workforce employed within the Village
- Provide a comprehensively planned development that will deliver approximately 354 well-designed, high-quality Household Units within the Auckland. Kings Height Group aims to meet the growing demands for housing within Auckland by providing housing choice and variety;
- Provide a mixture of standalone, duplex and terrace housing to support the delivery of a considerable affordable and public housing supply in a location that has a significant shortage of affordable supply and is forecasting continued and sustained population growth;

- Construct buildings that respond appropriately to the surrounding environment;
- Provide a residential development which maintains and enhances pedestrian amenity and safety around the site and immediate locality through strong pedestrian links at the street level;
- Provide high quality residential activity frontages to the neighbouring residentially zoned land to the south;
- Provide for immediate employment generation in the local suppliers for goods and materials and sub trades, as well as on-going jobs and employment opportunities with an emphasis on using the services of local builders and companies with apprenticeship programmes in place; and
- Increase the supply of housing through providing quality Household Units on a currently underutilised site within a well-established settlement that has access to a range of amenities and transport options. The project will enable the development of approximately 354 units. This comprises 42 villas (one storey duplex and attached houses), 45 care units, 267 apartment units, and associated reception / administration areas.

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

Please write your answer here:

2024

September - awaiting Minister approval

October to March - preparation of the Stage 2 application to fast-track consenting equivalent of a resource consent application

2025

April-May - processing and approval of the resource consent

June - submit engineering plan approval

August - commencement of earthwork and civil construction

2026

February – completion of the overall earthwork and civil works for the project

March - commencement of Stage 1 of Retirement Village construction

December – Stage 1 completion first occupant move into the Retirement Village

March - commencement of Stage 2 of Retirement Village construction

2028

July – completion of Stage 2 of Retirement Village construction

We anticipate the completion of 100 units per year on this project

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

Please write your answer here:

A combined resource consent application would be lodged addressing the following:

Resource Management Act 1991 (RMA) Section 9 – Land use consent under District Plan and Regional Plan.

RMA Section 15 – Discharge consent under Regional Plan and Resource Management Act (RMA) 1991 and potential consent under the National Environmental Standards for Assessing and Managing Contaminants to Soil to Protect Human Health Regulations (NESCS).

All building works will be subject to a building consent application that will be lodged as soon as the resource consent has been granted.

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:

At the time of making the application to be listed on Schedule 2A of the Bill, the applicant does not have any resource consent applications or a notice of requirement filed with Auckland Council.

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

No

Please explain your answer here:

No approval is 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:

It is anticipated that establishment works will be carried out from mid-2024 to early 2025. Preparation of building consents will commence early 2024, with lodgment planned to immediately follow the approval of resource consent. Those works will be staggered across 18 months with some overlap between the construction of dwellings and the preparation of building consents for subsequent building blocks. It is anticipated that the construction of

the last dwellings will be completed in early 2028.

The applicant has already secured construction funding and does not need to undertake presales to commence the project.

The applicant confirms that this project is “shovel ready”, subject to obtaining the necessary approvals.

The applicant has already engaged the same expert consultant team that will prepare all the necessary documentation for the resource consent and is already underway with the necessary fieldwork or technical investigations to inform that documentation.

Should this project be successfully included in the Fast-track Approvals Bill as a Schedule 2A project, the application is expected to be lodged with the Environmental Protection Authority imminently following the Bill coming into force.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

(a) Auckland Council (the relevant territorial authority).

(b) Mana whenua

i. Ngāti Manuhiri Settlement Trust

ii. Ngāti Maru Rūnanga Trust

iii. Ngāti Paoa Iwi Trust

iv. Ngāti Paoa Trust Board

v. Ngāti Tamaterā Settlement Trust

vi. Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū

vii. Ngāti Whātua o Kaipara

viii. Ngāti Whātua Ōrākei

ix. Te Ākitai Waiohū

x. Te Kawerau ā Maki.

xi. Te Rūnanga o Ngāti Whātua

(c) The adjoining landowners and occupiers.

(d) Watercare.

(e) Auckland Transport.

(f) Auckland Council Parks Department.

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:

Auckland Council Watercare, Auckland Transport

The applicant has held a pre-application meeting to discuss the proposed scheme. No red flags were identified in terms of infrastructure (such as three waters capacity and utilities).

Mana whenua

The application has reached out to all mana whenua. No feedback to date. The applicant is committed to engagement with mana whenua, should the project be listed on Schedule 2A.

Landowners and occupiers of adjacent properties.

The applicant has sought to engage with the adjoining neighbours to integrated with the surrounding land.

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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:

The project has not involved any processes under the Public Works Act 1981 in relation to the land.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The project does not include an activity that will occur on land under a Treaty settlement. However, the Site is within 1.5km of the Coastal Statutory Acknowledgement Area of Ngai tai ki Tamaki and Te Kawerau a Maki.

None of the land on which the project activities will occur on land that has been or is required to be returned under the any Claims Settlement Act.

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?:

No

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

No

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:

The activity has no effect on the exercise of a protected customary right.

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:

A detailed summary of the potential effects of the project on the environment is set out below, and is based on a series of technical assessments undertaken by experts appointed on behalf of the applicant.

It is considered that the Project will have the positive effects detailed later in this application, and the Project will not have any long term, significant adverse effects on the environment.

The scale and nature of the proposal means that it has the potential to give rise to some adverse environmental effects. The below assessment considers the range of potential adverse effects, together with the methods that are proposed to avoid, remedy, or mitigate any such effects and concludes that the proposed development will not give rise to any significant adverse effects subject to imposition of conditions of consent.

Please refer to the attached Appendix C for a summary of the effects.

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Appendix C - Supplementary Application Information.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 following national policy statements are relevant to, and have directly informed the design of, the project:

- National Policy Statement on Urban Development 2020 (NPS-UD).

The general assessment of the project in relation to the above national policy statements is set out below. In summary, the project will enable a form of development that gives effect to all relevant national policy statement.

National Policy Statement on Urban Development 2020.

The NPS-UD sets the national direction for how, when, and to what extent urban development is to take place in New Zealand. To that end, it sets objectives regarding:

- realising well-functioning urban environments that enable all people and communities to provide for their wellbeing, and for their health and safety, now and into the future (objective 1);
- planning decisions that improve housing affordability by supporting competitive housing and development markets (objective 2), and are integrated with planning and funding decisions, strategic over the medium and long term, and are responsive, particularly in relation to projects that supply significant development capacity (objective 6);
- planning documents enabling more people to live in areas which are well connected to employment opportunities and public transport, and have high demand for housing (objective 3); and
- the role of New Zealand's urban environments in supporting reductions in greenhouse gas emissions, and improving resilience to climate change (objective 8).

The project meets all of the above objectives and, critically, will contribute to increasing the supply of housing in Auckland and improving housing affordability and choice within Waitakere.

The population within the Auckland region is projected to grow by another 650,000 people by 2050 which will place increasing pressures on existing communities, the environment, housing and roads. Within the south Auckland catchment, the population is expected to increase by 20% over the next 10 years alone. Accommodating that increase will require the construction of nearly 40,000 additional homes in that catchment. Although not the only factor, the availability of housing is a significant contributor to the affordability of housing – and the extreme price escalation over the last 10 years (over 120%) indicates that additional supply is much needed.

As noted above, responding to these challenges will require a range of approaches, including greenfield developments and large-scale regeneration projects. However, to increase the supply of housing in areas that are already serviced/integrated with good accessibility (as primarily envisaged by the NPS-UD), projects like Hobsonville need to play a major role.

In that context, the Site will contribute to a well-functioning urban environment by providing a more diverse housing typology that meets the needs of different households. It has been designed to be resilient to the likely current and future effects of climate change, and it is located in an area which is already supported by infrastructure

The economic assessment confirms that the project will support improved housing affordability and will increase the diversity of housing typologies to meet different needs within the Waitakere community.

The project is therefore wholly consistent with the objectives and policies of the NPS-UD.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

The National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health (NES-CS) ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants managed to ensure there are no adverse effects on human health. As previously discussed, consideration will be given to the relevant provisions, with consent being sought under the NES-CS as relevant and required to manage the effects of contaminants in soil to protect human health.

The scale and nature of environmental effects associated with contaminated land are limited, and it is considered that the potential adverse effects associated with land contamination can be appropriately managed and will not create significant adverse effects on the environment or human health.

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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:

Should an application for the current project be lodged under normal RMA processes, it is inevitable that a contested hearing process would follow, resulting in a significantly longer and less cost-efficient process compared to the Fast-track process. Specifically, if the project went to a contested hearing, then it could be between 12-18 months from lodgment before a decision was issued. That decision would be subject to normal appeal rights to the Environment Court which could add a further 12-24 months.

By comparison, if the project was included as a Schedule 2A project under the Bill, the applicant could immediately apply to the expert consenting panel for resource consent for the project. Based on existing timeframes within the Bill, recommendations from the panel in respect of that resource consent could be issued within six months of lodgment. A decision from the Ministers in respect of those recommendations would then follow, and would not be subject to the same risk of appeal. In this context, the applicant is committed to expediting the benefits of the Fast-track process and implementing the consent as soon as it is granted, consistent with the construction timeline set out above.

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

Please write your answer here:

Referral of this project will require the dedication of some resource within the EPA to manage the approvals process as well as the appointment of an expert consenting panel to consider and make recommendations on any application. This project is not unique in the requirement of EPA resources in that respect. The applicant is, however confident that referral of the project will not adversely impact the efficient operation of the fast-track process for the following reasons:

- The applicant has engaged an expert team who have previous experience in utilising and navigating fast-track processes. For example, the applicant's legal counsel engaged for the project have led or contributed to the preparation of 9 resource consent applications or notices of requirement processed under the COVID-19 Recovery (Fast-track Consenting) Act 2020, and have had direct involvement (including as a panel member) in at least two others.

In short, this project is well-advanced and the applicant is ready to apply for resource consent. It is being led by an experienced land development company which is supported by an expert team that has particular experience with fast-track consenting processes. It is therefore considered that referral of the project will contribute to, rather than compromise, 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:

No

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:

As noted above, the project will increase the supply of housing in Auckland; address housing needs by providing a more diverse typology than currently available in West Auckland; and will contribute to a well-functioning urban environment. The cumulative impact of smaller housing developments on sites that are appropriate for intensification across Auckland will have a beneficial impact on housing affordability without materially impacting already constrained community infrastructure provision. While enabling larger housing developments in greenfield area is necessary for accommodating growth, the NPS-UD specifically directs for greater intensification in already urbanised areas. The project provides a unique opportunity to respond to this directive and the culmination of expert input into the revised scheme ensures that it will support a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

An Economic Impact Assessment has been prepared by Formative (included as Attachment 3). Formative consider that the project will generate a range of public benefits, primarily as a result of the location of the Site adjacent and proximate to a wide range of established retail, commercial, and employment activities, and existing infrastructure.

In addition, in terms of economic benefits, Formative note that the proposal will contribute to the following economic benefits:

- Stimulate a significant amount of employment during the construction phase, equivalent to 1,917 full time equivalent employment years in Auckland.
- Support an ongoing level of employment of around 151 workers per year in Auckland through the accommodation of residents and the workforce

employed within the Village.

- Generate total direct, indirect and induced impacts of s 9(2)(b)(iii) in GDP, of which s 9(2)(b)(iii) would be in the Auckland economy and \$66.9m would be directed elsewhere in New Zealand.

- Generate a range of public benefits, primarily as a result of the location of the Site adjacent and proximate to a wide range of established retail, commercial, and employment activities, and existing infrastructure.

The project will deliver a significant residential development in an accessible location that is serviced appropriately. This will, in turn, contribute to a vibrant and increasingly more attractive local settlement to visit, and increase the variety and supply of affordable housing, which in turn will create economic activity and facilitate residential growth in the wider area.

The project is therefore considered to be a significant stimulator for economic benefits. It will provide immediate economic benefits for construction people that have become unemployed as a consequence of current economic climate; people in the professional services sector with respect to the planning and design of the residential development; immediate economic benefits in the construction sector and long-term economic benefits of full-time employment opportunities in the operations and maintenance of this residential development.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

The project will increase the supply of housing in Auckland

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

No

Please explain your answer here:

The project will increase the supply of housing in Auckland

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

Yes

Please explain your answer here:

Compared to greenfield developments further afield, the accessible location of the project within West Auckland will reduce reliance on private vehicle trips for residents as well as the likely distance of travel, which will contribute to a reduction of greenhouse gas emissions.

The stormwater management approach for the Site takes into account climate change projections. The flood modelling scenarios and stormwater events have been undertaken taking into account future rainfall and climate change scenarios. There are no known other natural hazards that could be exacerbated through climate change to the extent that they would impact the project.

Overall, the project is designed to reduce dependency on private motor vehicles and encourages the residential population of this catchment to take up more sustainable modes of public transport, thereby reducing greenhouse gas emissions. The project has also been designed to ensure that the chances of the project being affected by climate change and resulting natural hazards are minimal.

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

Yes

Please explain your answer here:

The site is not notably impacted by natural hazards, apart from some minor OLFP's.

Will the project address significant environmental issues?

No

Please explain your answer here:

The project will address the following significant environmental issues:

- The project responds to the direction in the NPS-UD by providing intensification in an existing-urban area contributing to the improvement of housing affordability in Auckland.
- The project provides for variation in housing typology not yet seen on a broader scale in Wattle Downs which, in turn, will contribute to positive variation in the community and the overall functioning of the environment as a whole.
- As part of the project, existing contamination on the Site will be remediated.

• Intensification of the Site will reduce overall impermeability of the broader environment relative to greenfield development. Consequently, this will reduce the total stormwater runoff from urban development benefiting the environment.

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

Yes

Please explain your answer here:

The land is identified for urbanisation. The project will promote the sustainable management of natural and physical resources as it is an efficient use of Future Urban Zoned land. Under the FDS the land is identified for urbanization in 2030+ One advantage for the site is it is contiguous with the existing urban environment, meaning it can readily access site services without placing growth pressure on the community or the Council. The applicant is already advancing a plan change for the site, which is expected to be lodged later in the year and the fast track process will enable the application to advance physical works sooner.

Anything else?

Please write your answer here:

The development of a thoughtful scheme in respect of the project demonstrate the appropriate use of the Site that will deliver much-needed variation in housing in an already urbanised environment that will support the functioning of the wider urban and will protect the key features of the coastal environment. The contribution to Auckland's severe housing shortage attributes the project with regional significance, as one of a number of quality, shovel-ready intensification projects that will be required to meet on-going demand.

The project is being led by an experienced land development company and legal support with extensive experience in the fast-track process. In short, it is a project which has significant benefits and warrants inclusion within Schedule 2A of the Bill.

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

No

If yes, please explain:

No

Section 8: Climate change and natural hazards

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

Yes

If yes, please explain:

As previously noted, the Site, like much of broader Auckland the site is susceptible to natural hazards associated with streams. The risk of natural hazards has been comprehensively considered by the applicant and its team of expert consultants, and the project has included specific initiatives to ensure that the adverse effects of such events are appropriately managed.

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:

The applicant confirms that no action has been taken against it by any territorial authority with enforcement power under the Resource Management Act 1991 or any other Act referred to in the Bill.

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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:
Michael Campbell

Important notes