

Response ID ANON-URZ4-5FJC-W

Submitted to Fast-track approval applications
Submitted on 2024-05-03 23:56:09

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Links Road Holdings Ltd

2 Contact person

Contact person name:
Remy LeBlanc

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:
s 9(2)(a)

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:

116 Station Road, Kumeu, 0891

File upload:
116 Station Road aerial map location.jpg was uploaded

Upload file here:
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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

116 Station Road title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Austino H & K Holdings 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 Links Road Holdings Ltd has a contract to purchase the property. The applicant will purchase the property prior to construction work commencing.

The present owner has given authority for applying for a Fast Track Approval consent and a letter can be provided on request.

Section 2: Project details

What is the project name?

Please write your answer here:

Huapai Heights Subdivision

What is the project summary?

Please write your answer here:

A 40 lot residential subdivision of a 4.4ha block of Future Urban Zoned land in Kumeu, Auckland

What are the project details?

Please write your answer here:

Subdivision of a 4.4ha block of Future Urban zoned land into 35-40 residential lots. The development involves earthworks, storm water drainage, minor recontouring of the land and some minor retaining. The site is mostly flat and there are no geotechnical issues to resolve.

A road will be formed and vested to the Auckland Council. A shared cycle and walking path is part of the design,

Sewage and water reticulation work is involved and this will be vested with the Auckland Council. A wastewater pumping station is part of the project and this will connect to the pressure main network.

The objective is to carry out a relatively straightforward project to establish 35-40 new sections in a market to meet an urgently needed demand. (the number of sections may vary if access to neighbouring properties is made as part of the design.

The recent approval of the SH16 bypass has enabled this project as prior to this subdivision in this area was discouraged due to traffic congestion issues. This project contributes to the investment the Government is making with this initiative.

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

Please write your answer here:

The project will be carried out in one stage. The total construction time from approval is 15 to 18 months,

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

Please write your answer here:

Resource Management Act 1991

Resource consent

If you are 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 previous applications made on this site or a similar project

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

No

Please explain your answer here:

Links Road Holdings hold a contract to purchase the property and no other approvals by third parties are required.

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

Please write your answer here:

Detailed design completion - Three months after approval

Building and earthworks consent processing - Two months depending on RFIs

Procurement. Two months after building consent - for tenders

Funding is in place

Site works commencement. 2 months after consent (Links Road Holdings have some of its own equipment for bulk earthworks)

Completion 6 months after commencement of site works.

Total time 15-18 months from approval. We are only developing sections and the site is very easy to work on.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Auckland Council

Ngati Manuhiri Settlement Trust

Ngati Maru Runanga Trust

Te Ara Rangatu o Te Iwi o Ngati Te Ata Waiohuria

Ngahiwai Trust Board

Ngati Whatua o Kaipara (Nga Maunga Whakahi o Kaipara Development Trust)

Ngati Whatua Orakei Trust

Te Akitai Waiohuria Iwi Authority

Te Kawaerau Iwi Settlement Trust

Te Runanga o Ngati Whatua

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 Healthy Water Development unit - waiting on response

Watercare consultation is ongoing.

Iwi consultation (see above list) is currently ongoing and responses will be included in the final application documents

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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:

None

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

No known treaty settlements apply to this immediate location. Any interest from relevant iwi will be included in the final application documents

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?

No

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:

There will be the typical construction effects of subdivision (dust, noise, water runoff etc) but these will minimised by compliance with Council earthworks development standards addressed at the building consent stage.

There will be increased stormwater runoff due to roofed and paved area necessary for the development, This will be mitigated by improvements to the capacity and design of the existing detention pond and on site retention for houses.

Traffic generation will be increased but this will be mitigated by providing roading improvements required by Council.

Full description of project affects is attached

Upload file:

Fast Track Approval Application for 116 Station Road Kumeu.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:

NPS UD 2020 requires council to have adequate developed land capacity for housing development. This project adds to this capacity.

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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:

Yes the fast-track process will enable this project to proceed in a timely and efficient manner. The land has been identified for future development. Most of the similar land in the area lacks the infrastructure to enable immediate development but this property is not constrained by that as it has both trunk potable water and wastewater at the gate. So the council has no expenditure exposure if the site was developed.

However a private plan change to achieve this would be both long and expensive. The project is a simple and quick way to create 40 housing lots. The Fast Track process would be ideal for this.

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

Please write your answer here:

As above - it is a very fast and simple consent yet creates 40 lots. It is likely to have no objectors. The Fast Track processing would not be negatively impacted by processing this consent,

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

Central government plan or strategy

Please explain your answer here:

Housing is one of the main priorities of the legislation

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes. Housing sites are urgently needed in Auckland for both housing cost reasons and to keep the construction industry working.

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 is a simple and fast way to create 40 new lots. It will be well designed and a pleasant environment for the occupants.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes. The total value of the work of the subdivision and the houses enabled would be around s 9(2)(b)(ii)

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Not relevant

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

No

Please explain your answer here:

Not relevant

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

No

Please explain your answer here:

It will be neutral. Its close to school so walkable distance.

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

Yes

Please explain your answer here:

Stormwater will be retained on site so it may reduce runoff

Will the project address significant environmental issues?

No

Please explain your answer here:

Not relavent

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

Yes

Please explain your answer here:

Increase in housing sites. It is consistent with plannedfuture urban areas

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:

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:

Remy LeBlamc

Important notes