

Response ID ANON-URZ4-5FKZ-N

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 18:02:45

Submitter details

Is this application for section 2a or 2b?

2B

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:

Karaka North Peninsula – including Linwood, Dyke and Karaka North Roads, Karaka, South Auckland

File upload:  
Attachment A - List of Properties included in Plan Change Area.pdf 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:

Karaka North PPC area - Records of Title (combined).pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

No

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 Agreements

## Section 2: Project details

What is the project name?

Please write your answer here:

Karaka North Peninsula

What is the project summary?

Please write your answer here:

Staged development of approximately 762 hectares of land in the Karaka North Peninsula, immediately adjacent to the Rural Urban Boundary.

What are the project details?

Please write your answer here:

The land is currently zoned Rural in the Auckland Unitary Plan. This means any urban development or subdivision of lots less than 40 hectares is against the objectives and policies of the Plan and requires a plan change. This Bill will accelerate the release of new houses and 'enabled' development potential. This application can create at least 1200 dwellings in the next 5-10 and 16,000 dwellings and 165 ha of business land (about 9000 jobs) and in the next 15+ years.

Proposed activities: Site enabling works (such as bulk earthworks), construction of buildings and infrastructure, and restoration and enhancement of natural features; Stormwater discharge; and Subdivision to create super lots across the peninsula and immediate urban development of 132 Linwood Road

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

Please write your answer here:

Stage 1: Development at 132 Linwood Road (62ha) in the next 10 years and Stage 2: Superlots and development enabled across the Peninsula (700ha) in the next 15- 30+ years

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:

Private Plan Change request 9/10/2023 to rezone 762 hectares of land zoned Rural – Mixed Rural and Rural – Rural Coastal to Future Urban pursuant to Schedule 1 of the Resource Management Act 1991 to Auckland Council.

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:

Development at 132 Linwood Road (62ha)

- o Year 1 – 2: Detailed design, procurement and funding
- o By Year 2: Site works commencement (132 Linwood Road)
- o Year 10 (Milestone) At least 1200 houses at 132 Linwood Road

Superlots and development enabled across the Peninsula (700ha)

- o Year 1 – 3: Detailed design, procurement and funding
- o By Year 5: Site works commencement (focussed on major infrastructure upgrades)
- o By Year 15 (Milestone): Protect and enhancement of about 200 ha of natural features and the release of about 550 ha developable of land area.
- o Year 15 – 30+: Urban development of the Karaka North Peninsula

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Landowners within the Karaka North Peninsula
- Ngāti Te Ata Waiohua
- Ngāti Tamaoho
- Franklin Local Board
- Watercare
- Crown Infrastructure Partners
- Karaka Residents & Ratepayers Association Inc – at an Open day to general public
- Forest and Bird
- Native Forest Restoration Trust
- Rotary Club of Drury inc.
- Karaka Heritage Society

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:

Ongoing consultation and engagement are expected as the plan change process progresses. A formalised letter to all the property owners subject to the plan change has been sent to inform the owners and occupiers of this PPC request and invitation for to provide feedback and request a meeting.

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Attachment B - Consultation Summary Report.pdf was uploaded

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:

There are no treaty settlements or statutory acknowledgement areas that apply;

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?

Yes

If yes, what are they?:

No parcels of land are identified parcels of Māori land. A historical Māori Pā site; R12/205 was identified but is proposed to be further investigated prior to any land disturbance, and to confirm whether the development will require an Authority to Modify under the Heritage New Zealand Pouhere Taonga Act 2014, and ensure the outcome of this land area is worked with in collaboration with local iwi.

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 anticipated and known adverse effects of the project on the environment are not atypical to those of a greenfield land development. The location of the project will enable the development of positive urban form outcomes that contribute to a quality compact urban form and well-functioning urban environment.

- Economic: Positive effects on housing and business land affordability and delivery issues in the fastest growing region in Auckland and within the 'Golden Triangle' Auckland, Hamilton, and Tauranga, where over half of New Zealanders live.

- Urban Environment: Positive effects on the existing and new community by creating new safe, high amenity, walkable catchments for live, work and play, and providing the opportunity for population at scale to support public transport options that are accessible, frequent, and reliable.

- Ecology: Positive effects on terrestrial, freshwater and coastal ecology from the restoration and enhancement potential and protection of circa 200ha of natural features across the Site. All natural freshwater feature are to be retained and restored. Coastal yards of at least 20m will be vested as esplanade reserves and any effects on the existing vegetation and terrestrial habitat will be improved from its current pastoral land uses.

- Effects on Rural Character and Amenity Values: LA4 found the Site has the capacity and locational characteristics for urban development. Visual effects of development will be apparent from the early stages and would decrease over time as proposed landscape initiatives become established.

- Effects on Highly Productive Land: Hanmore Land Management found the soils in the Plan Change area are not classified as LUC 1 or elite but do comprise of 53.5% LUC 2 and 30.4% LUC 3 classified soils. The soils in the area are already fragmented by a range of residential and non-residential buildings and are largely held in pasture or in rural lifestyle sections. The loss in HPL will result in the fragmented areas.

- Infrastructure and Transport Network: McKenzie & Co found there are a range of infrastructure solutions for the ultimate and staged transport network, three waters servicing and utilities available to service the Project.

- Land Stability of Future Lots: Engeo found the Site to be 'generally suitable for future residential development'.

- 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.

- **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:** Marshall Day found that there are no significant acoustic concerns that would affect the proposed rezoning and the potential reverse sensitivity effects can be addressed with standard measures and Chapter E25 of the AUP:OP.
- **Social and Community Effects:** Positive effects on the established community and facilities by adding to, expanding or providing new. The project provides for a range of housing types and employment areas within a well-functioning, quality compact urban form, connecting to existing and developing urban areas.
- **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, will have access to public transport and can create an urban environment where housing and employment areas can be designed to minimise travel requirements.

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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), in particular Clause 3.8: Responsive Planning for unanticipated or out-of-sequence developments:

(1) This clause applies to a plan change that provides significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.

(2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:

- a) would contribute to a well-functioning urban environment; and
- b) is well-connected along transport corridors; and
- c) meets the criteria set under subclause (3).

(3) Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.

The Project aligning with NPSUD in some ways conflicts with the National Policy Statement for Highly Productive Land 2022, but can be implemented to be consistent with the 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 project provides significant sub-regional and multi-regional benefits.

The Project can house 16,000 households and provide 5000 jobs in the next 30 years in a comprehensive, infrastructure-delivery focused manner. The Project has the potential to facilitate the second water transmission line from the Waikato and a new southern (Auckland) wastewater interceptor. This project also has the long-term potential to unlock and make feasible an alternative SH1 route from Pokeno/ Tuakau, Waikato, through the Site, to significant employment hubs such as Auckland Airport and surrounding industrial land and Manukau.

The circa 700ha project is in the fastest growing region of the Hamilton-Auckland Corridor. Papakura to Pokeno is to be one of Auckland's and New Zealand's fastest growing areas, expecting an increase of 65,000 – 115,000 residents by 2043. The corridor is underpinned by new rapid and commuter rail connections that will both anchor and direct housing and employment growth.

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 zoned Rural in the Auckland Unitary Plan. This means any urban development or subdivision of lots less than 40 hectares is against the objectives and policies of the Plan and requires a plan change. This Bill will accelerate the release of new houses and 'enabled' development potential. This application can create at least 1200 dwellings in the next 5-10 and 16,000 dwellings and 165 ha of business land (about 9000 jobs) and in the next 15+ years

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 Project can house 16,000 households and provide 5000 jobs in the next 30 years in a comprehensive, infrastructure-delivery focused manner. The Project has the potential to facilitate the second water transmission line from the Waikato and a new southern (Auckland) wastewater interceptor. This project also has the long-term potential to unlock and make feasible an alternative SH1 route from Pokeno/ Tuakau, Waikato, through the Site, to significant employment hubs such as Auckland Airport and surrounding industrial land and Manukau.

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 can house 16,000 households and provide 5000 jobs in the next 30 years in a comprehensive, infrastructure-delivery focused manner and has the scale to be economically efficient and affordable, providing economies of scale.

This can address the housing and business land affordability and delivery issues in the fastest growing region in Auckland and within the 'Golden Triangle' Auckland, Hamilton, and Tauranga, where over half of New Zealanders live.

The Project will create new safe, high amenity, walkable catchments for live, work and play, and providing the opportunity for population at scale to support public transport options that are accessible, frequent, and reliable in an area that is locationally poised to facilitate delivery of a well-functioning high quality urban environment now and into the future.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Economies of scale to deliver regionally-beneficial infrastructure that enables affordable housing and attract new businesses to South Auckland.

Reduce congestion on State Highway 1.

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, promote walkable catchments and have access to public transport and can create an urban environment where housing and employment areas can be designed to minimise travel requirements.

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

No

Please explain your answer here:

- Land Stability of Future Lots: Engeo found the Site to be 'generally suitable for future residential development'.
- 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.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Positive effects on terrestrial, freshwater and coastal ecology from the restoration and enhancement potential and protection of circa 200ha of natural features across the Site. All natural freshwater features are to be retained and restored. Coastal yards of at least 20m will be vested as esplanade reserves and any effects on the existing vegetation and terrestrial habitat will be improved from its current pastoral land uses.

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

No

Please explain your answer here:

The land is currently zoned Rural in the Auckland Unitary Plan. This means any urban development or subdivision of lots less than 40 hectares is against the objectives and policies of the Unitary Plan, Auckland Plan, Auckland Future Development Strategy and requires a plan change.

The Project supports the objectives of the following Auckland Council documents:

Franklin Local Board Plan (2020 & Draft 2023), Pukekohe Subdivision Paths Plan – Dec 2021 Chapter: Clarks Beach, Waiau Beach - Waiau Pa, Franklin Sport and Active Recreation Facilities Plan, Urban Growth Agenda, Auckland Housing and Urban Growth Joint Programme, Hamilton-Auckland Corridor Partnership, Plan and Programme.

Anything else?

Please write your answer here:

Does the project include 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:

- Land Stability of Future Lots: Engeo found the Site to be 'generally suitable for future residential development'.
- 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.

## 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