

Response ID ANON-URZ4-5FTF-A

Submitted to Fast-track approval applications
Submitted on 2024-05-03 14:23:21

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Ministry of Housing and Urban Development - Te Tūāpapa Kura Kāinga (HUD)

2 Contact person

Contact person name:
Nick Grala – Harrison Grierson

3 What is your job title

Job title:
National Planning & Environment 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:
s 9(2)(a)

7 Is your address for service different from your postal address?

Yes

Organisation:
Harrison Grierson

Contact person:
Nick Grala

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
National Planning & Environment Manager

Please enter your service address:

96 St Georges Bay Road, Parnell

Section 1: Project location

Site address or location

Add the address or describe the location:

3S Ōtara Road, Ōtara;
5S Ōtara Road, Ōtara and;
7 Ōtara Road, Ōtara, Auckland

File upload:

Site Location and Reference Scheme - MHUD MIT South Block.pdf was uploaded

Upload file here:

No file uploaded

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

Yes

upload file:

MIT South ROT.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Crown-owned Land
Her Majesty the Queen (His Majesty the King)

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 Ministry of Housing and Urban Development administers the relevant Crown / HMK titles under the Housing Act 1955 and seeks to facilitate the project.

Section 2: Project details

What is the project name?

Please write your answer here:

MIT South

What is the project summary?

Please write your answer here:

The urban regeneration of the former MIT campus located adjacent to the Ōtara town centre to deliver high density market, affordable and social housing and commercial activities.

What are the project details?

Please write your answer here:

HUD has acquired the former MIT South Campus following the Manukau Institute of Technology's relocation of part of the Otara Campus to the Manukau Town Centre. This has left the land almost entirely unused and no longer required for tertiary education. HUD have acquired the land as part of their 'Land for Housing Programme', which involves the acquisition of vacant or under-utilised Crown and private land suitable for residential development. The objective of the programme is to deliver a mix of affordable, public and market-priced homes across Aotearoa.

HUD have acquired the MIT South site because its redevelopment will:

1. Deliver the urban redevelopment of a large brown field site which is currently vacant and immediately adjacent to the Ōtara town centre.
2. Provide a catalyst for urban regeneration of the Otara Town Centre
3. Provide much needed additional housing to the area, 30% of which is affordable and/or social housing in an area that needs it. Enabling social and cultural networks to be maintained.
4. Provide significant economic benefits to Otara and the Auckland region.
5. Can be readily serviced by existing infrastructure (including public transport) and has excellent access to social, community and employment opportunities.

The applicant seeks the staged redevelopment of the 5.12ha area over the next ~10 years, to deliver at least 300-400 residential units and approximately 2,000m² of commercial space (please refer to the reference scheme that illustrates a potential medium to high-density, mixed-use scheme in support of this application). The site is a high-amenity location with excellent access to employment, services and public transport connections.

The proposal includes the demolition of the majority of remaining campus buildings, decontamination of site, earthworks establishing access and building platforms, extension of public services, construction of roads, footpaths and buildings and landscaping.

HUD has also acquired the former MIT North Campus and a separate application for that site to be listed in Schedule 2B has also been made.

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

Please write your answer here:

The stages and timelines detailed below are approximates. Fast-track consenting is key to unlocking the construction phase of the project which is currently limited by its Special Purpose - Tertiary Education zoning under the Auckland Unitary Plan (owing to the previous use as an MIT campus), while rezoning of the site to residential Terrace Housing and Apartment Building (THAB) zone and Mixed Use zone is also progressed by way of a submission by HUD on Plan Change 78 (PC78) to the Auckland Unitary Plan (AUP).

Enabling works stage. Now – June 2026

1. Completed: Gateway tests. High-level site investigations and potential development yields to determine the feasibility of the site for medium to high-density residential development has been undertaken and concluded that development is feasible.
2. Underway: Demolition: An asbestos survey is currently underway which will enable HUD to tender the demolition of the site in Quarter 3 (July-Sept 2024). This is with the intent of the contractor being appointed prior to Christmas for demolition to start in the New Year. The demolition of both MIT South and North is anticipated to run from January 2025 to approximately June 2026.

Design phase (in parallel with Demolition phase). Jan 2025 – June 2026.

3. Programme of works: Upon the securing of a development partner, a programme of works will be developed to confirm the order of progress.
4. Commissioning of specialist reports: Following determination of the works programme and further development of project objectives, tender specialists to progress reports to inform development design.
5. Concept Works: Following confirmation of programme of works and confirmation of constraints from commissioned specialist reports, concept and designs to be progressed.

Consenting Phase. June 2026 – Dec 2026

6. Application to be made to the joint Ministers for the project to be referred to an expert panel.
7. Application to be lodged with the expert panel.
8. Consents to issue.

Construction Phase. Jan 2027 - June 2035

The parts of this phase may progress in Stages, rather than a single continuous development. As such, the timeline of given is an estimate but it is anticipated that the final stage would be delivered by June 2035. Under the Land for Housing Programme model, HUD anticipates transferring the land to a development partner to progress the construction stages of the project.

9. Bulk earthworks & remediation: Earthworks to remediate site and form roads and super lots.
10. Install large infrastructure: Extension of main pipelines and construction of key roads likely including parks/ reserves. Accessways and parking areas may also be constructed in this stage. Vesting of public infrastructure.
11. Construction of buildings: Further earthworks to form building platforms and extend servicing to individual lots. Construct all buildings.
12. Titling: Subdivide the site and register titles with Land Information New Zealand for on-transfer to future owners.

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:

Submission under PC 78 to the AUP seeking the site to be rezoned from Special Purpose – Tertiary Education zone as follows:

- 5S and 7 Ōtara Road to be zoned Terraced Housing and Apartment Buildings (THAB) zone;
- 3S Ōtara Road is to be zoned Business Mixed Use (MU);
- A Height Variation is to be applied to the entirety of the site to enable a height of 21m; and
- A walkable catchment be extended over the site.

Hearings for PC78 are currently underway and HUD are seeking a zoning outcome that is consistent with this application.

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

No

Please explain your answer here:

Construction will require engineering plan approvals for public infrastructure and/or building consents for new buildings, as is standard for housing applications.

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

Please write your answer here:

As above, enabling works are anticipated to start in early 2025, with the residential construction phase is anticipated to commence from 2027

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Auckland Council
- Auckland Transport
- Healthy Waters
- Watercare
- Ōtara-Papatoetoe Local Board
- Ngāi Tai ki Tāmaki
- Ngāti Maru
- Ngāti Pāoa
- Ngāti Tamaoho
- Ngāti Tamatera
- Ngāti Te Ata
- Ngāti Whanaunga
- Te Ahiwaru – Waiohū
- Te Ākitai Waiohū
- Te Kawerau ā Maki
- Waikato – Tainui

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:

HUD has engaged with the Local Board on their aspirations for the site, and Auckland Council on PC78, where HUD anticipates Council supporting the rezoning of the land to a zoning enabling housing and commercial development.

HUD regularly engages with many iwi with interests in Auckland in respect of development that it undertakes. The substantive consultation phase is intended to occur once there is a clear development pathway. No consultation with iwi in respect of this project has occurred to date.

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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 Crown has acquired the land the subject of this project with agreement under the Housing Act 1955. As the land is held for a public work, the Public Works Act 1981 applies to certain decisions that may be taken with respect to the land, such as disposals.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

No treaty settlements apply to the subject land.

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:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Refer Attachment 1

Upload file:

Attachment 1 - Adverse Effects MIT South.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:

Refer Attachment 2

File upload:

Attachment 2 - NPS NES & Economics MIT South.pdf was uploaded

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:

Access to the Fast track process and approval of an out-of-zone, comprehensive resource consent would remove the need for HUD and/or its development partner to seek a change in zoning and multiple forms of resource consents (earthworks, land use, contaminated land and subdivision).

Individual resource consents for residential buildings, particularly apartments, have been progressing between 6 and 12 months' quicker under the previous Covid-19 fast-track regime, which has a material impact on the timeframes for delivery.

Housing is not a prohibited activity on this site, but it is not anticipated in the current zone. HUD is seeking to change the subject site's zoning through PC78: Intensification – a process that was initiated in August 2022 and is currently undergoing hearings, although the Council's decisions are not due until March 2026.

Progressing a fast-track consent contemporaneously with PC78 means that the development will be able to be undertaken in a significantly timelier and cost-efficient manner than the normal processes.

Normal consenting pathways would require multiple consents to cover Land Use (earthworks, remediation, building construction) and Subdivision, across the development's various stages. Receiving approval for the site's staged redevelopment under the Fast-track would remove this need.

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

Please write your answer here:

- The application is for a project requiring multiple consents, that is currently prevented from progressing in an efficient way through the normal consent process because it is not anticipated in the existing zone.
- It would deliver a significant number of residential dwellings, including as social and affordable housing, in an established, high-amenity urban area that is accessible to employment, schools and services.
- If listed in Schedule 2B, this will facilitate securing a development partner.
- The project is not anticipated to have an impact on the efficient operation of the fast-track process as consents will be largely standard residential and infrastructure applications (i.e. not requiring specialist expertise).

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:

No

Will the project:

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

Please explain your answer here:

Refer to Attachment 2

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

A high-level, combined economics assessment of the site and its associated application, MIT South, has been completed by Insight Economics (Included with Attachment 2). The assessment was based upon the activity types, yields and building types stated in the Reference Scheme provided with this application and the application for MIT North. The build rates (6 years total) reflect the two-year averages for buildings consented in Auckland in the two years to March 2024 by dwelling type. It does not account for the potential staging of the project as described in previous responses. The assessment found that if the two applications were progressed, together they would have significant economic benefits. The MIT South project is estimated to generate the following one-off construction impacts:

Residential

- Employment for 150 FTE over six years;
- National GDP of \$125 million;
- Household wages and salaries \$60 million

Commercial

- Employment for 8 FTE over two years;
- National GDP of \$2 million;
- Household wages and salaries \$1.5 million

Once operational, the ongoing annual impacts of the commercial spaces within MIT South were estimated to be:

- Full time employment for around 20 people;
- National GDP of \$1.4 million; and
- Household wages and salaries of \$0.8 million.

Considering MIT South and North together, the projects are estimated to generate the following one-off construction impacts (including flow on effects):

- Employment for 1,380 FTE-years;
- National GDP of \$187 million; and
- Household wages and salaries of \$87 million.

The long-term and wider economic benefits of the projects in relation to residential construction included:

- **Boost in Housing Supply:** More residential land supply is needed to meet growth in demand over time. The two projects' delivery of over 500 dwellings is considered a significant boost in supply, which will help the market be more responsive to growth in demand and helping slow the rate of growth in housing prices
- **Competitive Land Markets:** The supply of residential land and housing fosters competition in Auckland's land market, which incentivises developers to deliver their product in a more timely and cost-effective manner, helping housing affordability.
- **Catering to a Variety of Budgets and Preferences** The variety of typologies envisioned for MIT North is aligned with Policy 1 of the NPSUD, as they cater to a range of needs and preferences.
- **Providing High-Density Dwellings** The project's envisioned higher-density dwelling types such as apartments, which have smaller-than-average floor areas and significantly reduced land requirements, provide more affordable housing options and are a good option for smaller or aging households.
- **Land Use Efficiency** The two projects will utilise now vacant land and collectively propose a density of around 73 dwellings per hectare. This density is more than 6 times the regional median and higher than 99% of all Statistical Area 1 areas in Auckland (11-14 dwellings per hectare).
- **Infrastructure Efficiency** As a brownfield development, it is already connected to key infrastructure networks. The high-density development will use existing and extended networks efficiently whilst limited outdoor areas reduce summer water demand and using an building footprint more efficiently reduces the extension of impervious surfaces.
- **Support for a Quality Compact Urban Form** The application is aligned with the Auckland Plan 2050 Outcome of "a quality compact urban form to accommodate Auckland's growth."
- **Intensification Benefits** Intensification has significant economic benefits particularly from 'spill-over effects,' resulting from residents proximity to other people, services and employment, critical mass to support a wider range of retail, entertainment and other productive uses. PWC calculated that Auckland's ntensification has a benefit-cost ratio (BCR) of 5.1
- **Highest and Best Use of Land** From the assessment, it is concluded that the proposal is the highest and best use of the land.

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 proposal to redevelop the site for housing and business services is consistent with actions to respond to and mitigate climate change impacts. The site is immediately adjacent to Ōtara town centre, walking distance to a number of schools and community facilities, a short distance from the Ōtara and Highbrook Drive Industrial and Commercial precincts and well-served by public transport. The Ōtara Transport Centre is adjacent to the southern part of the site. It supports high-frequency and high-capacity transit services, including connections to the Southern train line. Accordingly, the site's redevelopment would locate residents and businesses in an urban environment that is supportive of transport modes alternative to private vehicles, and shorter commutes to employment locations, potentially reducing transport related emissions for future occupiers of the site.

The redevelopment of the site is anticipated to provide new pedestrian connections to the town centre for the residential areas to the west of the site. This in turn may result in the existing community changing travel habits to lower-emissions modes. Additionally, the proposed redevelopment of the site may have the subsequent effects of prompting upgrades to Ōtara Road to better support walking and cycling modes and increased population density enables additional and improved transit services.

The development and servicing design of the redevelopment will account for the current stormwater capacity of the area and forecasted climate change impacts and scenarios, to ensure that what is built is resilient to changes and shocks and does not compromise the safety of the surrounding area.

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

Yes

Please explain your answer here:

The project will deliver housing supply in a location that is not subject to natural hazards or in a coastal location that would be subject to sea level rise.

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

The project is consistent with spatial strategies for Auckland, including the Auckland Plan 2050 and the Future Development Strategy 2023-2053, the Regional Policy Statement section of the Auckland Unitary Plan Operative in Part ('AUPOiP') and is generally consistent with the AUPOiP maps and its draft amendments as proposed under PC 78.

Auckland Plan

The Auckland Plan 2050 is the long-term spatial plan for Auckland that states the outcomes sought for Auckland's long-term growth, envisions where growth will occur and where new and upgrade infrastructure is to be provided.

The project is particularly consistent with the Auckland Plan Outcome: Homes and Places, however there are elements of the project that support a number of directions detailed under the five other Outcomes.

Most notably, the project aligns with Directive 1: Developing quality compact form to accommodate Auckland's growth and low carbon future, through its redevelopment and intensification of a brownfield site that is adjacent to a town centre and major transit station. Approval of the project under the Fast track Bill also aligns with Directive 2, being the Acceleration of the construction of homes that meet Aucklanders' changing needs and preferences, which would fast track the delivery of modern housing in a variety of sizes and formats. The project also aligns with Direction 3 and 4, as it will deliver affordable or public housing as part of HUD's Land for Housing Programme and new public spaces that improve resident's connection to Ōtara town centre. Within the Auckland Plan maps, Ōtara is identified as a key Development Area in the years 2028-2048. It is described in the Plan as "strategically located with good public transport links and connections to the state highway network. It is close to large employment areas. The centre has good leisure facilities...".

Future Development Strategy ('FDS')

The Auckland FDS 2023 – 2053 sets out five principles for Growth and Change and identifies areas to prioritise for development.

The project is consistent with all five principles, as it:

1. Will reduce potential greenhouse gas emissions by locating homes within walking, and cycling distances of frequent public transit, places of work, education, services and recreation.
2. Adapt to the impacts of climate change by upgrading the existing aged services and built form using modern construction and engineering methods, informed by more accurate climate and natural hazard modelling.
3. Is an efficient and equitable use of infrastructure being that it is a redevelopment of an existing, serviced urban area which has had its broader network upgraded recently. The redevelopment of the site would upgrade the network to ensure its long-term functionality.
4. The project protects and restores the natural environment by remediating and redeveloping an existing urban site. It will remove contaminants, replace aged infrastructure that may contribute to the release of pollutants into the nearby waterways and deliver new landscaping that would likely include native species.
5. Is growth in the right place and the right time, as Ōtara is a location identified for intensification, the MIT campus is currently vacant and contributing to a significant 'gap' in Ōtara's town fabric and the town centre would benefit from an increased customer base

The FDS 2023 does not identify Ōtara as a growth location. However, given the project's alignment with the FDS's key principles and spatial response of a quality compact approach to accommodate growth, it is considered that enabling development in Ōtara is consistent with the FDS. It is aligned with the FDS's broad objectives in relation to local-scale, neighbourhood development that seeks to support economic activity and local employment within a walkable catchment.

Auckland Unitary Plan Operative in Part ('AUPOiP')

The proposal is aligned with the AUPOiP Regional Policy Statement but is particularly consistent with the issues, objectives and policies under B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form.

The proposal aligns with objectives B2.2.1(1) as it supports a quality compact form that would result in;

- a higher quality urban environment, being the redevelopment of a vacant lot that results in new housing, business spaces, infrastructure and public amenities such as footpaths and open spaces in Ōtara.
- Greater productivity and economic growth through the construction phases and the resulting occupancy of the site that would place a large customer base immediately adjacent to the Ōtara town centre.
- Connect to existing infrastructure that has capacity while upgrading the aged, existing services onsite.
- Locates future residents and businesses in an area well-served by public transport, with the Ōtara Transport Centre a short (2min) walk from the site.
- The redevelopment of a vacant site with homes, including affordable/public housing, new business and public spaces which would bring people into the area that contribute to Ōtara's social and cultural viability.
- Maintains rural character as it reduces the need for sprawl.
- Improves existing aged storm and wastewater infrastructure, increases the walkability of the area and remediates the site, reducing existing adverse environmental effects.

The project would also achieve:

- B2.2.1(2) as it delivers growth within the urban area.
- B2.2.1(3) as the Fast Track approval for an out of zone consent would unlock the land and to deliver additional development capacity more efficiently.
- B2.2.1(4) would result in urbanisation within the Rural Urban Boundary; and
- B2.2.1(5) it would be integrated with the provision of appropriate infrastructure.

The project is consistent with the policies of these objectives, most notably being B2.2.2(5) that seeks greater residential intensification around (a) a centre and (c) close to public transport, social facilities (including open space) and employment opportunities.

For the reasons above, the project also achieves objectives and policies under B2.4.1 Residential Growth and B2.5. Commercial and industrial growth. It is particularly notable that this project by locating residential activities close by and providing new pedestrian links from Ōtara Road, would support the existing vitality and future regeneration of Ōtara Town Centre.

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?

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

Load your file here:

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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:

Nick Grala

Important notes