

Response ID ANON-URZ4-5F8X-Z

Submitted to Fast-track approval applications
Submitted on 2024-05-01 12:49:38

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Metlifecare Limited.

2 Contact person

Contact person name:
Philip Brown / Michelle Kemp

3 What is your job title

Job title:
Director / Principal Planner, Campbell Brown Planning Limited

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:
Campbell Brown Planning Limited

Contact person:
Philip Brown / Michelle Kemp

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Director / Principal Planner, Campbell Brown Planning

Please enter your service address:

Level 2, 46 Brown Street, Ponsonby, Auckland 1021

Section 1: Project location

Site address or location

Add the address or describe the location:

99 Totara Road, Whenuapai, Auckland

Lot 1 DP 173001 (NA105B/72)

Site area: 8.9574 ha

File upload:

Attachment A - Site Location Maps.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:

Attachment B - Record of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Metlifecare Limited.

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 Metlifecare Limited is the registered legal owner of the land on which the project will occur. As the landowner, the applicant has an unfettered ability to undertake the work that is required to implement the project.

Section 2: Project details

What is the project name?

Please write your answer here:

Metlifecare Whenuapai.

What is the project summary?

Please write your answer here:

A Metlifecare Retirement Village is proposed on the 8.957ha site and will provide approximately 205 units with around 150 units being Independent Living Units ('ILU') and the remaining 55 being Care Units ('CU'). The project also includes a park, public coastal area, pedestrian and vehicle access off Totara Road, a coastal walkway, and planting throughout the development.

What are the project details?

Please write your answer here:

Metlifecare is a leading owner and operator of retirement villages in New Zealand which provide independent living and aged care options. The proportion of New Zealand's 70 and over population is anticipated to grow substantially over the next 25 years as our population ageing continues to accelerate. The estimated population of people over 70 years old in New Zealand is projected to grow 125%, from approximately 500,000 in 2023, to over 1.1 million by 2048. The 80 years and over population will experience even more growth with 157% population growth between 2023 and 2048. By 2048, the 70 years and over age group is projected to be 18% of New Zealand's population. Due to the overwhelming population growth of this age group, primarily due to the "baby boomer" generation, there is a growing need for housing and age-specific services such as dementia and palliative care. The Auckland Region lacks supply of these types of villages and aged care living more generally.

Metlifecare wishes to address this need through increasing aged care housing supply which will have significant regional benefits.

The proposed retirement village will be constructed across the 8.957ha site in order to accommodate the following:

- Approximately 205 residential units, including:
 - Up to 150 ILU located in 114 detached and attached villas and 36 apartments;
- Joint Amenity and Care building that is up to three-storeys in height that accommodates full care facilities and a dedicated dementia wing with up to 55 care home beds;
- Common facilities for village residents including a lounge, outdoor recreation, pedestrian walkways, and other social spaces;
- A public coastal walkway and park located on the western headland of the site; and
- Vehicle access and parking.

The project will facilitate a master-planned retirement village development on the site that will incorporate a variety of housing typologies and services to accommodate for a vast range of needs. The ILU will be provided across two-storey detached and attached villas with varying layouts and sizes. The three-storey high Amenity and Care building is proposed to be located towards the centre of the site, with the amenity portion of the building containing the remaining ILU and the care portion housing the proposed CU. Concept masterplans of the proposed development are attached. These comprise a masterplan and various house typology plans.

A network of pedestrian paths are proposed across the site to provide pedestrian access to the different areas within the development. The retirement village follows an “urban village” model being promoted by Metlifecare. The “urban village” sees buildings located around a “street” network, rather than the traditional retirement village of large institutional building(s).

The public coastal area will include a range of planting and vegetation, in addition to a coastal walkway which is proposed around the entirety of the coastal edge of the site. The headland park will provide an open space for recreational activities and the streams/wetlands located to the south-east of the site will be protected and enhanced through riparian setbacks and planting to provide further amenity for the future residents (refer to the preliminary Ecological Assessment in Attachment C). Public access to the coastal area and coastal walkway will be provided via an access easement.

Bulk earthworks will be undertaken across the site to form future roads, building platforms and for the management of stormwater and overland flow paths. Reticulated services will be provided to each unit, including wastewater, stormwater, and potable water connections (refer to Infrastructure Report and Civil Plans in Attachment D). The proposed Stormwater Management Plan outlines the site-specific stormwater controls that will be used for the management and treatment of stormwater.

It is noted that the majority of the supporting information is based on a 185-unit retirement village. The applicants are reviewing design options, and the development may increase in density up to approx. 205 units, however, the information provided to support the application is still considered to be appropriate for this number of units.

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

Please write your answer here:

The applicant intends to undertake site enabling works followed by construction of the proposed development over one stage with a construction timeframe of up to 24-months.

This application for inclusion as a listed project under the Fast-track Approvals Bill is supported by a Private Plan Change (‘PPC’), undertaken by the applicant in partnership with the neighbouring land owner, that will be lodged imminently with Auckland Council for the site. The PPC proposes to rezone the site, in addition to the land to the south of the site through to McKean Road, from its current Future Urban Zone (‘FUZ’) to the Residential – Mixed Housing Urban (‘MHU’) zone. It is anticipated that the PPC will take up to 18-months to be processed and a decision made.

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

Please write your answer here:

Approval is sought under the Resource Management Act 1991. It is anticipated the following consents will be required to enable the proposed development:

- Land use consent
- Discharge permit
- Stream works consent
- Groundwater consent (water permit)

While not an exhaustive list, it is anticipated that consent will be required under the following chapters of the Auckland Unitary Plan (‘AUP’):

- E3 Lakes, rivers, streams and wetlands
- E7 Taking, using, damming and diversion of water and drilling
- E8 Stormwater – Discharge and diversion
- E9 Stormwater quality – High contaminant generating car parks and high use roads
- E10 Stormwater management area – Flow 1 and Flow 2 (if PPC operative)
- E11 Land disturbance – Regional
- E12 Land disturbance – District
- E15 Vegetation Management
- E36 Natural Hazards and Flooding
- H5 Residential – Mixed Housing Urban Zone (if PPC operative)
- H18 Future Urban Zone (if PPC inoperative)

The site is also subject to the following overlays, controls and designations:

- Natural Resources: High-Use Aquifer Management Areas Overlay – Kumeu Waitemata Aquifer
- Natural Resources: Significant Ecological Areas Overlay – SEA-M2-57b, Marine 2
- Macroinvertebrate Community Index – Rural and Native control
- Coastal Inundation 1 per cent AEP Plus 1m control – 1m sea level rise
- Airspace Restriction Designation - ID 4311, ‘Defence purposes - protection of approach and departure paths (Whenuapai Air Base), in favour of the Minister of Defence.

The Significant Ecological Area ('SEA') is located along the northern and western coastal boundaries of the site and covers the Coastal Marine Area. It is anticipated that the only structure within this area would be one of the proposed stormwater outlets and its location is indicative at this stage. It is also noted that that under SEA Marine rules in Chapter F2 Coastal of the AUP, all activities relating to discharge refer back to Chapter E8 of the AUP and would be covered by the discharge permit for the site.

The Airspace Restriction Designation has no material impact on the project as the site is not located in an area that requires approval from the New Zealand Defence Force. The Coastal Inundation control is limited to the northern and western coastal boundaries of the site and would be contained within the future coastal walkway area and setback on the site. The remaining controls and overlays place no material impact on the project.

No subdivision is proposed as part of the application.

Consent under the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESC') will be required as a Restricted Discretionary Activity under Regulation 10 of the NESC for remedial works in the south-west of the site where existing sheds are located, and above background levels of contamination were detected.

Consent under the National Policy Statement for Freshwater Management ('NPSFM') for works occurring within 10m of the identified natural wetlands will be required as Discretionary Activity under Clause 45 of the NPSFM.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

The relevant local authority is Auckland Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

There are no active or granted resource consent applications or Notices of Requirement applications in regard to the site under either the Resource Management Act or the Covid 19 Recovery (Fast-track) Consenting Act.

It is noted that the applicant did previously seek to use the Covid 19 Recovery (Fast-track Consenting) Act for the project but did not progress past the Stage 1 referral process due to the approach taken by Auckland Council to development on FUZ land. The project or the status of the site have not changed since the previous application. A PPC application to rezone the land from Future Urban Zone to Residential – Mixed Housing Urban will be lodged imminently.

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

No

Please explain your answer here:

No, the applicant is the sole registered legal owner of the land on which the project will occur.

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

Please write your answer here:

This application for inclusion in the Fast-track Approvals Bill as a listed project is supported by a Private Plan Change ('PPC') that that will be lodged imminently with Auckland Council for the site. The PPC proposes to rezone the site, in addition to the land to the south of the site through to McKean Road, from its current Future Urban Zone ('FUZ') to the Residential – Mixed Housing Urban ('MHU') zone. It is anticipated that the PPC will take up to 18-months to be processed and a decision made. It is Metlifecare's intention to have the PPC operative or effectively operative before applying for resource consent under the Fast Track legislation.

On this basis, it is anticipated that the following key project milestones would apply:

- PPC operative by the end of 2025
- Fast Track Resource Consent (if accepted to use the process) submitted by the end of 2025 and approved by early 2026
- Prepare engineering and building consents (enabling and building works) and gain approvals by mid-2026
- Site enabling works including demolition, bulk earthworks and infrastructure completed by mid-2026
- Construction commences from mid-2026

The applicant has advised that the project is construction ready, subject to obtaining resource consents, building consents and engineering plan approvals (EPA). In regard to procurement, Metlifecare has well established relationships with a core design team and other consultants who will likely be appointed to complete the future detailed design for the project.

Metlifecare was established in 1984 and is a leading owner and operator of retirement villages in New Zealand. With regards to funding, Metlifecare has a long-term plan in place to manage cash-flow, including a s 9(2)(b)(ii), providing certainty to ongoing investment and project completion. Metlifecare has a proven track record of developing retirement villages within New Zealand and confirms this project is construction ready, subject to obtaining resource consents, building consents and engineering approvals.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

It is anticipated the following persons may be affected/involved with the project:

- Auckland Council
- Auckland Transport
- Healthy Waters
- Watercare
- New Zealand Defence Force
- Neighbouring property owners
- Mana Whenua, including but not limited to the following:
 - o Te Kawerau ā Maki (Te Kawerau Iwi Settlement Trust)
 - o Ngāti Manuhiri (Manuhiri Kaitiaki Settlement Trust)
 - o Ngāti Maru (Ngāti Maru Rūnanga Trust)
 - o Ngāti Pāoa (Ngāti Pāoa Iwi Trust)
 - o Ngāti Pāoa (Ngāti Paoa Trust Board)
 - o Ngāti Te Ata (Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū)
 - o Ngāti Whātua o Kaipara (Ngā Maunga Whakāhii o Kaipara Development Trust)
 - o Ngāti Whātua Ōrākei (Ngāti Whātua Ōrākei Trust)
 - o Te Rūnanga o Ngāti Whātua
 - o Te Ākitai Waiohū (Te Ākitai Waiohū Iwi Authority)

The project is not associated with Customary Marine Title or Protected Customary Rights areas, so no persons are considered to be affected in this regard.

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:

No consultation has been undertaken as part of this application for inclusion as a listed project in the Fast-track Approvals Bill; however, consultation has been undertaken as part of the previous fast-track application and for the PPC that will be lodged imminently with Auckland Council. While it is noted that the PPC does not explicitly include provision for the proposed retirement village, the consultation undertaken is still considered to have informed and will contribute to how future development is provided on the site. Therefore, it contributes to relevant background information for this project.

In regard to the previous fast-track application, the following is noted:

- The applicant did not hold any discussions with staff from any government ministries or departments.
- The applicant did not engage with any local authorities.
- The applicant did contact Te Kawerau ā Maki representative Edward Ashby via email about the project.

For the PPC that will be imminently lodged with Auckland Council, the following is noted:

- The applicant has engaged with the following Auckland Council departments and Council Controlled Organisations ('CCO'):

- o Auckland Council Plans and Places
- o Watercare
- o Flow Transportation Specialists (transport consultation representing Auckland Council)
- o Upper Harbour Local Board

- The following local environment groups:

- o Herald Island Environment Group
- o Royal Forest and Bird Protection Society
- o Living Whenuapai
- o Upper Waitemata Ecology Network

- Adjoining property owners at:

- o 3 McKean Road
- o 5 McKean Road
- o 7 McKean Road
- o 97 Totara Road
- o 103 Totara Road

o 111 Totara Road

• The following Mana Whenua groups:

- o Te Kawerau ā Maki (Te Kawerau Iwi Settlement Trust)
- o Ngāti Manuhiri (Manuhiri Kaitiaki Settlement Trust)
- o Ngāti Maru (Ngāti Maru Rūnanga Trust)
- o Ngāti Pāoa (Ngāti Pāoa Iwi Trust)
- o Ngāti Pāoa (Ngāti Paoa Trust Board)
- o Ngāti Te Ata (Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū)
- o Ngāti Whātua o Kaipara (Ngā Maunga Whakahii o Kaipara Development Trust)
- o Ngāti Whātua Ōrākei (Ngāti Whātua Ōrākei Trust)
- o Te Rūnanga o Ngāti Whātua
- o Te Ākitai Waiohū (Te Ākitai Waiohū Iwi Authority)

For the PPC, the applicant has taken a proactive approach to consultation and has incorporated feedback where possible. Discussions with Auckland Council and CCOs will be ongoing as the PPC progresses, but proposals for provision of key infrastructure, such as roading, water supply, wastewater, and stormwater management, have been informed by these discussions.

Engagement with local environment groups has involved outlining the protection and enhancement of many ecological areas on the site as part of the PPC. This includes riparian setbacks around streams and wetlands, in addition to extensive native planting and appropriate coastal setbacks along the coastal edges of the site. Provision for these aspects will be incorporated as part of the PPC to ensure future development enabled by the PPC provides for these aspects.

Adjoining property owners have been informed about the PPC and the applicant is open to meeting and discussing any matters as part of the PPC process.

The listed Mana Whenua groups have been contacted and informed about the PPC. No responses have been received from the majority of Mana Whenua groups at the time of this application, with the exception of Ngāti Te Ata and Te Kawerau ā Maki. Ngāti Te Ata confirmed that they require no further input and Te Kawerau ā Maki requested further involvement with the PPC. This led to a hui being held on site and confirmation that Te Kawerau ā Maki would provide a Cultural Impact Assessment for the PPC an input to the precinct provisions.

The applicant is committed to keeping an open dialogue with all persons outlined above as the PPC progresses.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

No processes on the site have been undertaken with regard to the Public Works Act 1981.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The site is located within the following treaty settlement areas of interest:

- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāi Tai ki Tāmaki Claims Settlement Act 2018
- Ngāti Tamaoho Claims Settlement Act 2018
- Te Ākitai Waiohū Deed of Settlement – signed 12 November 2021
- Ngāti Whātua Ōrākei Settlement Act 2012

The site is located within the following statutory acknowledgement areas:

- Te Kawerau ā Maki
- Ngāi Tai ki Tāmaki

A summary of the relevant principles and provisions of the above settlements is outlined below:

- The Crown acknowledges and offers an apology as part of Treaty Settlement redress to atone for historical wrongs, restore its honour and for taking steps towards the process of healing.

- For Ngāti Whātua o Kaipara settlement, the Crown acknowledges the cumulative effect of its breaches of the Treaty of Waitangi and its principles significantly undermined the tino rangatiratanga of Ngāti Whātua o Kaipara, including their economic and social development and their physical, cultural, and spiritual well-being. The Crown profoundly regrets and apologises for its actions, which have resulted in Ngāti Whātua o Kaipara being virtually landless. The Crown intends to improve and strengthen its relationship with Ngāti Whātua o Kaipara based on the Treaty of Waitangi and its principles so as to create a solid foundation for the future.
- In the Te Kawerau ā Maki settlement, the Crown unreservedly apologises for not honouring its obligations to Te Kawerau ā Maki under the Treaty of Waitangi. The Crown seeks through its apology and the settlement to atone for its wrongdoings and lift the burden of grievance so that the process of healing can begin. The Crown hopes to form a new relationship with the people of Te Kawerau ā Maki based on mutual trust and respect for the Treaty of Waitangi and its principles.
- The Ngāi Tai ki Tāmaki settlement states that the Crown unreservedly apologises for its breaches of te Tiriti o Waitangi/the Treaty of Waitangi and its principles and for the prejudice its acts caused. The Crown hopes the settlement will lead to a new relationship that fulfils the expectation of the tūpuna and mokopuna of Ngāi Tai ki Tāmaki, and is characterised by cooperation and partnership, as well as respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.
- The Crown states in the Ngāti Tamaoho settlement that its acts and its promotion of injurious laws and policies have harmed Ngāti Tamaoho, undermined their rangatiratanga and contributed to the loss of Ngāti Tamaoho autonomy. The Crown apologises to the iwi of Ngāti Tamaoho, including their tūpuna and mokopuna, for its failure to honour te Tiriti o Waitangi/the Treaty of Waitangi and recognises that this failure has harmed generations of Ngāti Tamaoho. The Crown looks forward to building a new relationship with Ngāti Tamaoho based on cooperation, mutual trust and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.
- In the Te Ākitai Waiohū settlement, the Crown acknowledges its failure to deal with the long standing grievances of Te Ākitai Waiohū and regrets its actions which breached te Tiriti o Waitangi/the Treaty of Waitangi and its principles and caused significant prejudice and suffering for Te Ākitai Waiohū. The Crown apologises for its action that saw Te Ākitai Waiohū separated from their wāhi tapu but also for hindering their socio-economic development of their people and hopes that the settlement marks the beginning of a new relationship based on partnership, trust and mutual respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.
- The Crown acknowledges in the Ngāti Whātua Ōrakei settlement its actions arising from interactions with Ngāti Whātua Ōrakei whereby it breached the Treaty of Waitangi and its principles. This acknowledgement includes an apology from the Crown to Ngāti Whātua Ōrakei for their actions which has led to a state of landlessness which has caused devastating consequences for the social, cultural, economic and spiritual and physical well-being of Ngāti Whātua Ōrakei. The Crown intends for the settlement to improve and strengthen the historically close relationship with Ngāti Whātua Ōrakei.
- The statutory acknowledgement area for Te Kawerau ā Maki recognises the association between Te Kawerau ā Maki and a particular site or area and enhances the iwi's ability to participate in specified resource management processes. Te Kawerau ā Maki statutory acknowledgement includes areas of significance to Te Kawerau ā Maki, as outlined in their settlement statement, and the Te Kawerau ā Maki coastal area.
- The statutory acknowledgement area for Ngāi Tai ki Tāmaki acknowledges their special cultural, historical or traditional association with certain areas of Crown-owned land. Relevant consent authorities must have regard to their settlement statement, in particular for applications for an activity within or adjacent to a statutory acknowledgement area and also requires local authorities to provide Ngāi Tai ki Tāmaki with summaries on all resource consent applications that may affect the specified areas within the acknowledgment.

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:

The scale and nature of the project 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.

Ecology

A preliminary Ecological Assessment (Attachment C) has been prepared for the project. The assessment identified a permanent stream system towards the south-east portion of the site and an additional stream towards the north of the site. The streams have been highly modified and were found to have low ecological value. Two natural inland wetlands were also identified within the stream network to the south-east of the site and were also determined to have low ecological value. It is anticipated that the project will include a degree of streamworks such as the upgrading of the southern-most culvert and removal of the eastern culvert. These works will occur within 10m of the identified natural wetlands, however, the assessment found that any required works can be designed to mitigate any potential adverse effects to ensure there is no loss of ecological value or loss of freshwater habitat extent.

Furthermore, the project provides for a 10m riparian buffer around the identified wetlands and streams and will significantly enhance these areas through future native planting and restoration. It is also anticipated that the identified vegetation along the coastal edge of the site, such as pōhutukawa and kānuka trees, will be retained to further maintain the ecological value of the site. Overall, the assessment found that the proposed development of the site is consistent with the outcomes expected under the National Policy Statement for Freshwater Management and the AUP.

Traffic/Transport

Flow Transportation Specialists has provided an assessment of the project (Attachment E). In summary, the report found that the existing transport network, with the provision of the Totara Road upgrades, will enable safe access to the site and surrounding network. Transport upgrades include new bus stops, footpaths and cycleways along the site frontage, pedestrian refuge crossing and road widening to accommodate the upgrades.

Compliant vehicle access will be provided that has sufficient visibility on to the road and the vehicle trip generation anticipated for the project can be accommodated by the existing transport network. The trip generation calculated for the project is 27 vehicles per hour and is considered to be low with an unnoticeable impact on the wider transport network. Therefore, it is considered that there are no transport matters that will restrict the safe operation of the project and the proposed upgrades will sufficiently manage any adverse transport effects.

Site Layout and Urban Design

The proposed site layout and development pattern is considered to achieve a number of desirable urban design outcomes (refer to the development masterplan in Attachment F) including:

- A coastal edge, walkway, headland park and wetland area that aid in creating a sense of place and belonging
- Maintenance of the existing entrance to minimise ecological impact on the wetland stream area
- Secondary access to the eastern corner of the site
- Pedestrian paths across the site, including walking connections to the future neighbouring subdivision
- A street network that provides an east/west orientation for the majority of the proposed units and a legible street layout
- Removal of invasive weed species and enhancement planting along the coastal area and wetland with native species
- Provision of an additional bus stop, pedestrian and cycling facilities

In addition to the above, the high quality master planned retirement village utilises an “urban village” design and street network rather than singular large building(s). This design rationale is considered to create a significantly greater level of amenity and legibility than more traditional retirement village designs.

The layout of the project is considered to be legible and logical and is not considered to give rise to any adverse effects in terms of site layout and design.

Stormwater Disposal

The proposed stormwater network for the site will run along the future internal roads and will provide connections to each unit. A comprehensive stormwater management approach has been prepared to support the project (Attachment D) and outlines the site-specific stormwater controls and mechanisms to ensure stormwater on the site is appropriately managed. It is proposed that all stormwater generated on the site will be carried and fed into three separate outlets that will then discharge to the Waitematā Harbour. The stormwater network will include underground tanks to service the buildings and provide the required attenuation volumes. Pre-treatment will be provided for all trafficable stormwater runoff and proprietary stormwater

filter devices will also service the trafficable areas. In summary, the proposed stormwater management for the site will maintain the health and water quality of the surrounding waterways.

Earthworks

The project will require earthworks over an area of approximately 5.5 ha and a cut to fill earthworks balance of approximately 35,000m³ (Attachment D). The earthworks have been designed to allow for the conveyance of the overland flow paths on the site, the provision of suitable building platforms and to form the graded roading network. Erosion and sediment controls will be implemented during the earthworks operation and construction works. All controls and site stabilisation during works will be undertaken in accordance with best practice (TP90 & GD05) and resource consent requirements. All earthwork and construction related traffic can be safely managed to minimise any impact on to the surrounding road network. Overall, any long-term adverse effects of the proposed earthworks on the surrounding environment and form of the site would not be significant.

Infrastructure Servicing

The project will provide for all the required infrastructure to sufficiently service the development, including roading, water supply, wastewater, stormwater, and other utility services (Attachment D).

The proposed stormwater network has been designed to effectively manage discharge flows from the site and provides further mitigation via underground tanks and pre-treatment/filter devices to ensure any effects on the downstream network and receiving environment are minimal.

A wastewater pump station, proposed under a PPC by Neil Construction Limited, will service the project via a public gravity wastewater connection. The wastewater network for the site has been designed to convey the anticipated Peak Wet Weather Flows and can sufficiently service the proposed units.

A new water main is proposed to connect to the existing watermain along Totara Road and will sufficiently service the proposed development. Private water supply and firefighting networks are also proposed for the development. If there are any capacity issues with the existing watermain at the time of development, alternative options have been provided and will be undertaken by the applicant. The site can be serviced for power and telecommunication utilities.

Therefore, the site can be adequately serviced by the proposed infrastructure.

Geotechnical

A geotechnical investigation has been undertaken on the site (Attachment G) and included drilling boreholes to confirm soil strength and composition, and to determine groundwater depths. Groundwater was encountered at varying levels across the site and further monitoring and assessment will be undertaken once the final cut depths are known to ensure any adverse groundwater effects are sufficiently managed and mitigated.

Overall, with the recommendations made as a result of the investigation and on-going monitoring, the site is considered to be suitable for development. The hazards identified on the site were predominantly in relation to the coastal edge of the site and can be managed through the proposed structures already being proposed to be setback by approximately 20m from the coastal edge. Recommendations made for foundation and retaining wall design, monitoring and general site works will be adhered to as part of the proposed development and further investigations will be undertaken at the resource consent stage. It is therefore considered that any geotechnical related effects can be effectively managed and mitigated to ensure the site is safe for the proposed development.

Construction Noise and Nuisance

Due to the nature of the activity proposed, there will inevitably be some aspects of the construction process that create a level of disturbance for residents living/occupying properties around the site. These effects may include construction noise, dust, heavy vehicle traffic and contractors' parking. These issues are typically addressed through management plans and practices and by adhering to best practice standards. All activities will be required to comply with the relevant AUP noise provisions and New Zealand Standards for construction noise. The noise associated with the site works are also considered to be temporary in nature. Conditions of any future consent will effectively manage noise and dust disturbance to a reasonable level. The future development of the site will also include a Construction Traffic Management Plan and a management plan of this nature would outline the measures to be followed to ensure the effects of construction traffic and access is minimised to an acceptable level. It is considered that appropriate conditions can be imposed to ensure that any construction-related effects of the development can be appropriately mitigated.

Overland Flow Paths

The provided engineering documents (Attachment D) address the overland flow path ('OLFP') and flood risk management for the site. Two of the OLFP's are located towards the front of the site in existing gullies and will not be altered as part of the development. The existing culvert across one of the OLFP's is to remain functional in order to convey the OLFP. Another OLFP traverses across the centre of the site and will be realigned to flow around the central building to the low point of the proposed road 14 where it will then discharge to the gully. The FFL of the central building has been determined to allow a 500mm freeboard where the flow paths meet at the low point of the road. Several other minor flow paths are located on the site, however, will be unaffected by the proposed development and will continue to discharge to the harbour. In summary, the proposed development has been designed to effectively manage the OLFP's on the site and any adverse effects can be appropriately mitigated.

Soil Contamination

Site investigations were undertaken by ENGEO Consultants (Attachment H) and based on the results of the investigation, contamination above the adopted criteria for the protection of human health was detected around the 'building halo' of the existing sheds in the south-west corner of the site and is considered a HAIL (Hazardous Activities and Industrial List) land use. The soils within this area will require disposal before the commencement of site

works and the effects of identified contamination are considered to be relatively isolated to this area. All redevelopment works will be subject to the completion of a Detailed Site Investigation (DSI) and a Remedial Action Plan (RAP) to ensure any adverse contamination effects are sufficiently remediated for the proposed development. The investigation found that any other detections of contamination found in other samples were considered to be an anomaly or “hot spot”, or associated with runoff from Totara Road and are not considered to be representative of soil across the site. The remainder of the site was not found to have any contamination related matters. Based on the above, it is considered that the contamination identified on the site can be remediated to ensure any adverse contamination effects are managed and mitigated to enable the proposed development of the site.

Archaeological

There are no known archaeological sites or features within the application site under the AUP. It is considered that should anything be discovered during the construction works that the accidental discovery protocols outlined in the AUP will be followed to ensure that any historic heritage identified on the site is appropriately protected. Due to the history of the site and its proximity to waterways, it is anticipated that if any historical remains were to be found it would be along the coastal edge. The coastal edge of the site is proposed to be a coastal walkway and a considerable setback provided for future development. An archaeological assessment will be undertaken for the application site at the resource consent stage to confirm whether there are any historical remains present. Overall, any adverse archaeological effects can be appropriately managed through existing mechanisms.

Noise

As previously noted, the site is not located within the Whenuapai Airbase Aircraft Noise Overlay and does not require specific acoustic treatment. However, an acoustic memo (Attachment I) has been prepared to address the impact of the Whenuapai Airbase engine testing noise contours that were prepared for the now withdrawn Plan Change 5. The south-eastern portion of the site is located within the 57-65dB engine testing noise contour. Approximately seven villas are located within this area and will be designed to meet the acoustic standards with typical building construction and mechanical ventilation. The remainder of the site is located outside the engine testing noise contours and no acoustic insulation standards apply. It is therefore considered that any adverse noise effects are avoided for the site or will be appropriately mitigated to retain a sufficient level of on-site amenity.

Effects on Māori Cultural Values

As noted in the consultation section, the applicant has undertaken previous engagement with Mana Whenua in the area and as part of the PPC application for the site. The applicant will continue on-going engagement and work collaboratively to ensure any adverse Māori cultural effects arising from the proposed development are appropriately mitigated.

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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 will require consideration of the following National Policy Statements and National Environmental Standards:

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESCS')

Remedial works will be required in the south-western area of the site where existing sheds are located, and above background levels of contamination were detected. Redevelopment works within this area will be subject to the completion of a Detailed Site Investigation and a Remedial Action Plan to ensure any adverse contamination effects are sufficiently remediated for the proposed development. On this basis, it is considered that contaminated land on the site can be appropriately remediated and managed to ensure future development can safely occur.

National Policy Statement for Freshwater Management 2020 ('NPSFM')

The provided preliminary ecology assessment identified the presence of two natural wetlands (as defined in the RMA and NPSFM) on the site. The wetlands are located in the identified stream margins towards the south-east of the site.

The proposed development has been designed to minimise the impact on the identified wetlands and streams on the site as much as practically possible. This approach is consistent with the 'effects management hierarchy' from the NPS-FM, which is copied below:

in relation to natural inland wetlands and rivers, means an approach to managing the adverse effects of an activity on the extent or values of a wetland or river (including cumulative effects and loss of potential value) that requires that:

- a) adverse effects are avoided where practicable; and
- b) where adverse effects cannot be avoided, they are minimised where practicable; and
- c) where adverse effects cannot be minimised, they are remedied where practicable; and
- d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, aquatic offsetting is provided where possible; and
- e) if aquatic offsetting of more than minor residual adverse effects is not possible, aquatic compensation is provided; and
- f) if aquatic compensation is not appropriate, the activity itself is avoided

In this instance, adverse effects on the stream system and the two natural wetlands identified on the site are avoided in accordance with (a) above, as the

wetlands are to remain in place and the riparian areas enhanced with planting and weed removal. The project has been designed to avoid any works within the wetland and works required within 10m of the wetlands can be effectively designed and/or mitigated to ensure there is no partial drainage of any natural wetland or loss of ecological value. Stormwater discharges to the stream are proposed but will be designed to manage flows and will provide quality treatment.

The project is also considered to be consistent with the objective of the NPSFM, which is outlined below:

1. The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

- a) first, the health and well-being of water bodies and freshwater ecosystems
- b) second, the health needs of people (such as drinking water)
- c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

As concluded in the provided ecological memo, the proposed development of the site is considered to be consistent with the outcomes expected by the NPSFM. The project has been designed to avoid works within natural wetlands and the minimal works required within 10m of natural wetlands will not cause the partial drainage of any natural wetland or loss of ecological values. The streams identified on the site were found to have low ecological value due to being highly modified, however, the enhancement of the streams will be undertaken as part of the project through riparian planting and efficient management of stormwater runoff.

The project is considered to manage the freshwater resources of the site in a way that will not have any direct effect on the health needs of people (clause (b)), but it will assist in enabling people and communities to provide for their social, economic, and cultural well-being through the providing of additional retirement units, infrastructure, and public open space. It is also considered that the project is consistent with the relevant policies of the NPSFM, as summarised below:

- The project includes the retention of existing coastal vegetation (including a pōhutukawa tree and kānuka trees) and riparian planting will also be undertaken to assist in ensuring the overall health and wellbeing of the freshwater resource is maintained and/or enhanced. This then also gives effect to the concept of Te Mana o te Wai (Policy 1).
- The applicant has engaged with Mana Whenua and has sought feedback on the proposed development. This is considered to ensure that Māori freshwater values are effectively identified and provided for through the development (Policy 2).
- The project includes the creation of a public coastal area to ensure the coastal ecological values and features of the site are maintained. Further enhancement of the riparian and coastal areas of the site will be proposed under the resource consent stage to ensure the integrated management of the freshwater resources across the site is achieved (Policy 3).
- The riparian area around the stream will remain as open space to provide onsite amenity, whilst also containing the portions of the site subject to the 1% AEP floodplains to protect the development against the risks associated with flooding. The layout and design of the project will accommodate the future effects of climate change through appropriate setbacks from the coastal and riparian areas on the site, and native planting to offset carbon release arising from the development activity (Policy 4).
- The identified streams on the site have been significantly modified and have little to no shading. It is considered that the enhancement of the riparian areas through the project will contribute to the ecological values and health of freshwater resources on and off the site (Policy 5).
- The project will not result in the loss (or reduction in extent) of any natural wetlands (Policy 6).
- The identified streams on the site will be retained and improved, with only the removal and upgrades of existing culverts, along with minor earthworks occurring. No reclamation of the streams are required, and the project has been designed to minimise the extent of works required within the riparian areas as much as practically possible (Policy 7).
- No existing water bodies that could be classified as outstanding are located on the site (Policy 8).
- Any potential species within the identified wetlands will not be affected due to the natural wetlands being fully retained and any species identified in the stream will be effectively managed through the appropriate methods at the resource consent stage (Policy 9).
- Overall, the project enables communities to provide for their social, economic and cultural well-being (through the creation of much needed retirement housing in the Auckland region) and in a way that is consistent with the NPSFM (Policy 15).

It is therefore considered that the proposed development is consistent with the outcomes sought under the NPSFM.

New Zealand Coastal Policy Statement 2010 (NZCPS)

The proposed development is considered to be consistent with the objectives and policies under the NZCPS. The integrity and form of the coastal edge of the site is considered to be maintained by the project through the creation of a public coastal area and the avoidance of development within the coastal areas on the site. The approximate 20m development setback from the coastal margin is considered to safeguard the function and character of the coastal environment. The proposed development is not concentrated directly along the coast and any works within proximity to the coast will be managed in accordance with the appropriate erosion and sediment controls.

Engagement with mana whenua has been undertaken and the applicant is committed to on-going collaboration during the detailed design process to ensure any adverse cultural effects on Māori arising from the project can be appropriately addressed and mitigated. Furthermore, the coastal area on the site will be accessible to the public via an access easement and a coastal walkway proposed along the length of the coastal edge of the site to further

increase the functionality and enjoyability of the coastal area. The public will also have access to the proposed park on the western headland, providing further outdoor space for recreational and leisure activities. Enabling public access to the coastal area is also considered to provide for the social and cultural wellbeing of the community.

No heritage structures/sites of significance have been identified in the coastal area; however, accidental discovery protocols will be followed if anything of significance is discovered during site works. There are no specific sites or places of significance to mana whenua identified in the AUP in the vicinity of the proposed works, although the adjoining foreshore is located within a Statutory Acknowledgement Area and the cultural, historic, and spiritual importance of the water to mana whenua is acknowledged and recognised.

The proposed development does not include any buildings within the Coastal Marine Area and any minimal works that will be required along the CMA edge would be solely related to the stormwater discharge outlets, which will be comprehensively designed at the resource consent stage. The project is not anticipated to create adverse effects in terms of discharge, which can be managed so adverse effects are less than minor. All proposed stormwater infrastructure will utilise best practice and low impact design principles to minimise the impact on the coastal area as much as possible. All stormwater systems and discharge points will be designed in accordance with best practice to minimise their impact on the coastal areas.

The buildings that are proposed as part of the development are considered to be sufficiently setback from the coastline as to not overwhelm the natural character and amenity values of the coastal margin. The retention of native vegetation, such as a pōhutukawa tree and cluster of kānuka trees, will further retain the coastal values and features of the site. Furthermore, the site is not located within an area of outstanding natural features or landscapes as identified in the AUP.

The geotechnical investigations undertaken for the site found that the hazards identified on the site were predominantly in relation to the coastal edge of the site and can be managed through the proposed buildings already being setback by approximately 20m from the coastal edge and the avoidance of development directly along the coastline of the site. This is considered to greatly reduce the risk for future occupants and minimise harm from coastal hazards. The use of the coastal area as a public coastal space is considered to be the most appropriate use for that part of the land and minimises the risk for the remainder of the proposed development.

It is therefore considered that the project provides for the integrated management of natural and physical resources in the coastal environment and is consistent with the outcomes sought under the NZCPS.

National Policy Statement on Urban Development 2020 (NPSUD)

The NPSUD applies to planning decisions by any local authority that affect an urban environment. The NPSUD represents a significant change to national planning policy and affects all district plans for growth areas and all decisions made by planning authorities in those areas. Section 75(3)(a) of the RMA states that district plans must give effect to a national policy statement, and s104(1)(b)(iii) states that a consent authority must have regard to any relevant provisions of a national policy statement when considering an application for resource consent.

Objective 2 of the NPSUD aims for planning decisions to improve housing affordability by supporting competitive land and development markets.

Objective 4 of the NPSUD seeks that New Zealand's urban environments develop and change over time in response to the diverse and changing needs of people, communities, and future generations. Objective 6 seeks that planning decisions on urban development are (amongst other things) responsive, particularly in relation to projects that would supply significant development capacity.

Policy 6 seeks that decision makers should have particular regard to any relevant contribution that will be made to meeting the requirements of the NPSUD to provide or realise development capacity. That policy also makes it clear that significant changes to planned urban built form are likely to arise in order to give effect to the NPSUD and that such changes may detract from amenity values but are not of themselves an adverse effect.

It is considered that the project is consistent with Objective 2 as it will provide a housing type that is in high demand and will enable housing elsewhere to become available and contribute to increasing the supply of housing in the Auckland region. The project directly aligns with Objective 4 as it is required as a direct response to New Zealand's ageing population and changing demographics. It will provide a type of housing that directly responds to a specific age group whose population growth is quickly outgrowing supply, in addition to the project safeguarding the needs of future generations.

The sites Future Urban zoning signals that the land is intended to be developed and its purpose is to provide capacity for future development, as per Policy 6. The Auckland region is experiencing significant pressure in terms of addressing the need for this type of housing and the project will contribute to easing this pressure. The project will make a valuable contribution to the provision of more housing in this respect.

These outcomes are consistent with the NPSUD and can occur without giving rise to any appreciable adverse effects.

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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:

Please refer to Attachment J for a comparative timeline of the standard resource consent process vs. the fast track process. The fast-track consent process will not only provide meaningful employment for a wide range of local workers but will also enable these jobs to be created far sooner than they likely would be otherwise. If the project followed a 'standard' consenting pathway, the resource consent may be notified and/or subject to additional consents, that would add considerable additional time. It is also noted that Auckland Council is experiencing considerable delays in its consent processing timeframes, and it is considered that a standard resource consent application would not be processed within the statutory timeframes.

From experience, typical/simple consent applications can take up to 90 working days, not taking into account the additional delays experienced internally with Council specialists and multiple requests for further information. This does not include an application that is subject to a notified resource consent process, which could take up to two years and be subject to factors which increase the timeframes such as multiple rounds of s92 requests, submitters raising unexpected or complicated issues during public consultation, lengthy evidence exchanges, long periods taken to reach a decision and numerous tasks associated with the appeal.

The Economic Assessment (Attachment K) estimates the project progressing up to three years faster by using the process provided by the Fast-track Approvals Bill. This factors in both processing timeframes and additional complexities and risks that may delay the consent from being implemented. Metlifecare has expressed that on other developments elsewhere in New Zealand, they have experienced considerable consenting delays under the standard process and therefore seek to utilise the Fast-track legislation to avoid these delays with this project.

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

Please write your answer here:

The project will not have an impact on the efficient operation of the fast-track process. The project is significantly progressed in terms of plans and reports to support a resource consent application under the fast-track process. The applicant has engaged and formed a working relationship with a core consultant team and, should the application be successful, the consultant team will be able to prepare the necessary information to support the resource consent application. It is also noted that Metlifecare is a leading owner and operator of retirement villages in New Zealand and has no known compliance and/or enforcement actions taken against it in regard to resource management matters. With regards to funding the project, Metlifecare has a long-term plan in place to manage cash-flow, including a s 9(2)(b)(ii) [REDACTED], providing certainty to ongoing investment and project completion. Metlifecare has a proven track record of developing retirement villages within New Zealand and is confident that this project has been well-progressed as to not hinder the efficient operation of the fast-track process.

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

Local government plan or strategy

Please explain your answer here:

The site and the wider Whenuapai area have been identified for growth for over two decades. The north-west region was first earmarked for future urban growth in the late 1990's-early 2000's, with a range of strategic documents having now been produced since then. The first of which was the Auckland Regional Growth Strategy, prepared in 1999, which identified Whenuapai as a growth node. In 2010, the former Waitakere City Council 'Best for West' – Growth Management Strategy for Waitakere was published. That strategy suggested staged new development at Redhills, Trig Road, and Whenuapai and prioritised structure planning for the Whenuapai Business Area and Hobsonville Corridor West.

This then was followed by the Whenuapai Structure Plan ('WSP') in 2016, which sets out the framework for transforming Whenuapai from a semi-rural environment to an urbanised community over the coming decade. The WSP guides future development by defining land use patterns and the location, timing, and provision of infrastructure.

Under the Auckland Plan 2050, Westgate is identified as an emerging node of Auckland as the centre of future urban development, including Whenuapai. The Plan acknowledges the strategic location of Westgate in relation to State Highways 16 and 18, and connectivity to the wider Auckland region. Significant investment in future transport and infrastructure projects has been undertaken or will be undertaken to support the future growth of the north-west.

The Auckland Plan 2050 highlights that over the next 30 years, the population growth of Red Hills and Whenuapai are anticipated to grow from 4000 to 40,000. This growth is significant, and the provision of housing will need to keep up with the envisaged growth.

On this basis, it is considered that the proposed development is located in an area that has been earmarked for growth for a significant period of time and will contribute to achieving the vision for the north-west area, being an integrated residential community within close proximity to employment centres and transport connections. The project is aligned with the vision for Whenuapai as outlined in multiple strategic documents for the region.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver regionally significant infrastructure as it will significantly contribute to the supply of aged-care living facilities and enable the provision of infrastructure and upgrades to existing infrastructure. As discussed elsewhere in this application, the project will significantly contribute to the economic and social wellbeing of people in Whenuapai and the wider Auckland region. The project will generate significant employment opportunities and contribute greatly to both the local and wider Auckland economy, whilst also improving environmental outcomes and increased productivity for land that otherwise will remain underutilised in a time where retirement village living is greatly needed.

As part of the project, a range of roading, wastewater, stormwater, and water infrastructure will be provided to support not only the site but the wider surrounding area. Road upgrades will enable access to the site to be of an urban and modern standard, whilst the provision of bus stops will provide connection to the wider public transport network and nearby employment centres. The provision of three waters infrastructure will enable the site to be sufficiently serviced, whilst also enabling the wider surrounding area to utilise and provide new connections off the proposed network. The infrastructure associated with the project will greatly benefit the local and wider area through ongoing investment and commitment to provide high-quality housing in an area with increasing demand for this type of living.

The project will increase the supply and diversity of retirement and care housing in the Auckland Region and provides a high degree of confidence that physical and social infrastructure can be appropriately provided for. The project is located in an optimal location to key transport connections, retail and commercial centres, community facilities and outdoor space. The provision of a retirement village in this location will enable more people to be accessing and using the surrounding amenities and services and will support the wider regional economy.

Furthermore, the project will enable the significant infrastructure investment already undertaken for Whenuapai and the wider surrounding region to be realised and prioritised so that a return can be obtained from the funding that has already been invested. Examples include the significant investment in the Northern Interceptor bulk wastewater line and the North Harbour 2 watermain, both of which were constructed to serve Whenuapai, and the future development anticipated in the area.

Overall, the project will provide for regionally significant infrastructure through the provision of a master-planned retirement village community that will provide for a range of infrastructure, in addition to providing for the social, environmental, and economic wellbeing of Whenuapai and the greater Auckland region.

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 will considerably contribute to the supply of housing and addresses specific needs whilst contributing to a well-functioning urban environment, as highlighted by the Economic Impact Assessment in Attachment K and the assessment below:

- Should the project be accepted as a listed project under the Fast-track Approvals Bill, it will accelerate the delivery of approximately 150 new residential units and 50 care units in the Auckland region. New Zealand is currently experiencing a shortage of retirement living options, including care options. The EIA finds that the proposed number of new residential units has the ability to improve responsiveness to an aging population within the surrounding area and increase overall competitiveness within the retirement village market.
- It is apparent that there is growing demand for comprehensive aged care retirement villages and the region lacks supply for these types of villages, and aged care living more generally. Comprehensive aged care retirement villages provide for a range of retirement living and care options, including independent units such as villas, duplexes and apartments. It also provides the full range of aged care, including services for assisted living, rest-home, hospital-level care, specialist dementia level care and respite care. The project directly responds to this by providing a comprehensive, master-planned retirement village.
- Metlifecare is a leader in the development and management of vibrant social retirement communities which provide independent living and aged care options. Metlifecare develops its retirement village product which is based on 'urban village' design where residents are accommodated in a number of buildings grouped around a "street network". The project has been designed to integrate with the surrounding road network and is located in an optimal location within close proximity to transport links, employment and commercial centres, as well as outdoor space, community and recreational facilities; all key factors in ensuring housing contributes to a well-functioning urban environment.
- The project will create positive effects on the social and cultural wellbeing of current and future generations through job generation and increased supply of highly sought after retirement home and aged care living options.
- It is also considered that the proposed development contributes to a well-functioning urban environment, as it provides additional housing for an undersupplied population demographic and within an area that is projected to have significant population growth. The provision of housing will be providing for people's economic and social benefits, whilst the public coastal area, stream retention, and vegetation retention will provide environmental benefits. Pedestrian/cycle paths and bus stops are incorporated into the design which will promote active modes of travel.

Based on the above, the project will contribute to increasing the supply of housing, address a type of housing, being aged-care living, that has significant demand and lack of supply, and will contribute to a well-functioning urban environment through the provision of a master-planned retirement village community in an optimal location within close proximity to commercial and retail centres, transport connections, outdoor space, community and recreational facilities and existing residential areas.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

It is considered that the project will generate significant economic benefits in respect of employment, economic development, and the provision of housing. An Economic Impact Assessment is provided in Attachment K to support the project. To summarise the report, the following key aspects are noted:

- The economic report identifies that the project will deliver a total of 1,153 FTE jobs over the proposed development period, a significant contribution to the workforce.
- The project will create positive effects for the social and cultural wellbeing of current and future generations by job generation and increased supply of highly sought after retirement home and aged care living options.
- The project will generate significant economic activity and greatly contribute to the delivery of housing in a market where demand is outweighing supply. The project is considered to provide housing choice and variety for the elderly demographic and creates future housing options for local residents who currently do not have access to this type of housing in Whenuapai, with Hobsonville providing the closest retirement home and care facilities
- The project also incorporates infrastructure upgrades, including three waters, roading and social infrastructure (the proposed park and coastal walkway) upgrades.
- Not only will the project provide meaningful employment for a wide range of local workers, but gaining approval via the Fast-track process will also help those jobs to be created sooner than they likely would otherwise.
- The Economic Assessment (and Whenuapai Comparative Programme) estimates the project progressing up to three years faster by using the process provided by the Fast-track Approvals Bill.

On this basis, the project will deliver significant economic benefits for Whenuapai and the wider Auckland region.

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 is considered to support climate change mitigation and the reduction of greenhouse gas emissions for the following reasons:

- Metlifecare has committed to establishing a science-based decarbonisation target. In line with the Paris Agreement goal of limiting global warming to 1.5°C, Metlifecare is implementing annual reductions in greenhouse gas emissions to achieve that target. This is a first for a New Zealand-based retirement village and aged care operator. Initiatives used in other villages, which will also be explored for Metlifecare Whenuapai, include: conversion of laundries from gas to electricity, water and space heating systems, building management systems, and electric bike and car charging.
- The project will also contribute to efforts to mitigate climate change and reduce net emissions of greenhouse gases by improving public and active modes of transport.
- Although vehicle movements associated with the project will generate greenhouse gas emissions, these would arise wherever this type of land use was to occur. However, the location of the site is such that greenhouse gas emissions are likely to be less than would arise in many alternative locations due to the close proximity to public transport and local amenities. As detailed in the transportation memo, the project includes the provision of bus stops, a pedestrian crossing and footpath along the Totara site frontage and internal roading that will facilitate a safe pedestrian environment. Regarding public transport, the site is within walking distance of bus stops and further bus stops are proposed to service the development. The proposed pedestrian accessways and coastal path will further improve walkability and mode choice for the project. An increased residential population will improve the viability of more frequent public transport connections which could also benefit the existing neighbourhood. The potential to implement cycle paths along the upgraded road has been included in the project and will further assist in reducing vehicle movements.
- Furthermore, Metlifecare is committed to delivering high-quality, bespoke designed retirement villages that reflect Metlifecare's commitment to sustainability.

Overall, Metlifecare is committed to playing its part in supporting climate change mitigation and the reduction of greenhouse gas emissions.

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

Yes

Please explain your answer here:

The project is considered to support adaption and resilience in regard to natural hazards. The site is subject to some natural hazards, in the form of the overland flow paths and the 1% AEP floodplains associated with the overland flows. These natural hazards are generally to be contained within areas that

will remain undeveloped, such as proposed in the park on the western headland and the existing streams towards the front of the site. Where this is not the case, the project has been designed to appropriately manage these hazards by directing flows to the proposed roads and through other engineering solutions such as recontouring and drainage works. The proposed development is considered to be appropriately setback from the coastal edge of the site, approximately 20m, as to avoid risks associated with coastal regression. The existing vegetation on the coastal edge of the site will be retained where possible to further retain the coastal margin on the site.

Therefore, the project has sufficiently considered the natural hazards associated with the site and provides the necessary mitigation.

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:

As discussed previously in this application, the north-west region of Auckland has been identified for future urban growth since the late 1990's/early 2000's and has been subject to a number of strategic documents to help inform Council's current plans and strategies for urban growth in the north-west. In particular, Whenuapai, where the site is located, has been a key focus for future growth and is identified as one of the key areas where this growth will occur. This is made evident by the following strategies and plans that are relevant for Whenuapai and the wider north-west area:

- Whenuapai Structure Plan ('WSP') 2016 – the WSP was completed and endorsed by Auckland Council after a full public consultation process under the Local Government Act 2002. The WSP sets the framework for transforming Whenuapai from a semi-rural environment to an urbanised community over the next 10 to 20 years. The plan guides future development by defining land use patterns and the location, timing, and provision of infrastructure. Under the WSP, the site is identified for low-density residential activities.
- The Auckland Plan 2050 – Westgate is identified as a centre for future urban development, including Red Hills, Whenuapai and Kumeū-Huapai, due to its strategic location to transport connections and planned future growth. The Plan highlights Whenuapai as an area for forming new communities that are supported by infrastructure investments and Future Urban zoning.
- Future Development Strategy ('FDS') 2023 – the FDS replaces the previous Future Urban Land Supply Strategy ('FULSS') 2017 and the FDS contained within the Auckland Plan 2050. It outlines the sequencing of development, with areas of Whenuapai being development ready from 2025+.
- Plan Change 5 ('PC5') 2018-2022 – although now withdrawn by Auckland Council, it is considered to provide important context to the envisaged future of Whenuapai and the anticipated growth. PC5 was supported by a range of specialist reports and plans and would have enabled the urbanisation of a considerable portion of Whenuapai. PC5 did not include the project site but, nevertheless, is still considered important when considering the future development of Whenuapai.
- Significant Council investment in infrastructure in Whenuapai including:
 - o Northern Interceptor **S 9(2)(b)(ii)**
 - o North Harbour 2 Watermain
 - o Council Parks acquisitions **S 9(2)(b)(ii)**
 - o Trig Road Southern Arterial Consent application underway (2023)
- Te Tupu Ngātahi Supporting Growth Alliance ('SGA') has lodged several Notices of Requirement for transport corridor upgrades throughout the Whenuapai area.
- Significant existing urban area is located in the heart of Whenuapai Village, including a Special Housing Area and two additional Special Housing Areas less than five kilometres from Whenuapai.
- Private Plan Change 69 ('PC69') – PC69 was approved by Auckland Council and enabled the rezoning of 52 ha of land at 23-27 & 31 Brigham Creek Road and 13 & 15-19 Spedding Road, Whenuapai from FUZ to Light Industry Zone. Large-scale public infrastructure upgrades are being undertaken as part of PC69.
- Private Plan Change 86 ('PC86') – PC86 is located immediately south-west of the existing Whenuapai Village and is currently being processed by Council to enable 5.2 ha of land at 41-43 Brigham Creek Road to be rezoned from FUZ to Residential – Mixed Housing Urban zone.

It is considered evident by the above that significant investment has been undertaken for Whenuapai and the wider north-west region, and the project will contribute to achieving the vision for the area. The following is noted in regard to the above:

- The proposed retirement village is consistent with the use anticipated for the site, being low or medium-density residential uses, and will provide for a range of retirement living options. Retirements village are considered to be lower density than traditional residential neighbours as they are restricted to a number of residents who tend to have a lot of their everyday amenities and services located on the site, compared to a traditional residential neighbourhood where there would be a higher number of residents and aspects associated with this, such as vehicle usage.

- Under the WSP, the site is proposed to have a neighbourhood park and access around the coastal edge. Both of these aspects are provided for by the project with a neighbourhood park proposed on the western headland and public access to be provided via an easement along the coastal edge of the site.
- The project will provide for a range of infrastructure to support the social, environmental, and economic wellbeing of Whenuapai, as envisaged by the document referenced above.
- Under the Auckland Plan 2050, Whenuapai is highlighted as a future growth area for new residential communities. This is evident by the site's Future Urban zoning which clearly signals that development will occur and is anticipated on the land. The future urban areas of Red Hills and Whenuapai are anticipated to grow in population from 4000 to 40,000 over the next 30 years and this growth needs to be supported by housing that caters for older demographics. The project will enable age-specific housing to be provided in an area anticipated to contain this form of growth, and well-connected to transport links and nearby residential and commercial areas.
- It is considered relevant to outline the background of the timing and provision of land in Whenuapai. Under the Auckland Plan and the FULSS, the project site was stated as development ready from 2028-2032 and under the FDS 2023 this has now been pushed back to 2050+. Metlifecare acquired the site based on its site characteristics, proximity to the Whenuapai Village and Whenuapai Centre, and the undersupply of retirement village options in north-west Auckland. When undertaking this investment decision, Metlifecare also relied on the timings within the WSP, the Auckland Plan 2050 and the FULSS, in addition to the significant investment in infrastructure for Whenuapai. The new FDS 2023 is considered to have disregarded many of these aspects and does not recognise the surrounding land that has already been rezoned or the significant investment in infrastructure. This shift in approach significantly delays urbanisation of land that has been signalled for growth over the last two decades and removes the opportunity for further investment in the area. It is considered that due to the significant investment undertaken and planned for Whenuapai, in addition to the infrastructure investment and upgrades provided for, the project will provide for the necessary infrastructure, and it is appropriate for the project to occur ahead of the sequencing outlined in the FDS 2023.

Overall, the project is consistent with a range of plans and strategies and will contribute to the vision for Whenuapai, being a liveable, compact, and accessible place with a mix of high quality residential and employment opportunities. The project will provide for significantly in demand housing that specifically caters to a growing portion of Auckland's population and will enable the envisaged use of the land to be realised.

Anything else?

Please write your answer here:

Thank you for the opportunity to submit the Metlifecare Whenuapai Retirement Village project for consideration to be listed under the Fast-track Approvals Bill.

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:

No known compliance and/or enforcement actions have been taken against Metlifecare by a local authority under the RMA.

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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:
Michelle Kemp.

Important notes