

Submitted to Fast-track approval applications
Submitted on 2024-05-03 09:56:26

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:

s 9(2)(a)

2 Contact person

Contact person name:

s 9(2)(a)

3 What is your job title

Job title:

s 9(2)(a)

4 What is your contact email address?

Email:

s 9(2)(a)

5 What is your phone number?

Phone number:

s 9(2)(a)

6 What is your postal address?

Postal address:

s 9(2)(a)

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

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

s 9(2)(a)

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

Yes

upload file:

s 9(2)(b)(ii).pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

s 9(2)(b)(ii)

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:

s 9(2)(f)(iv)

Section 2: Project details

What is the project name?

Please write your answer here:

Patutahi

What is the project summary?

Please write your answer here:

The project is a large-scale residential development on s 9(2)(f) hectares of land that will deliver a retirement village of s 9(2)(b)(ii) residential units, or s 9(2)(b)(ii) retirement units and s 9(2)(b)(ii) affordable homes.

What are the project details?

Please write your answer here:

Purpose: s 9(2)(b)(ii)

Objectives: New housing supply.

Activities: The development of new residential units and supporting services and infrastructure, triggering approvals under the Auckland Unitary Plan (Operative in Part), and National Environmental Standards.

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

Please write your answer here:

Stage 1: Consenting, including resource consents under the fast-track regime, engineering plan approvals and building consents – 2024/ 2025 (est 12 – 18 months)

Stage 2: Civil works, including new roading, potable water, stormwater and wastewater and utilities - 2025 – 2026 (est 12 – 18 months)

Stage 3: Residential construction Stage 1 2026 - 2028 (est 18 - 24 months)

Stage 4: Residential construction Stage 2: 2027 – 2028 (est 12 – 18 months)

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

Please write your answer here:

Resource Management Act 1991 (resource consents)

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:

N/A

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

No

Please explain your answer here:

No. s 9(2)(f)(iv)

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

Please write your answer here:

Consents for infrastructure and the first stage of residential construction are currently being planned in preparation for lodging under s 9(2)(b)(ii)

If granted, they can be given effect to immediately, as they are required to support the lodging of Engineering Plan Approvals (6 months estimated processing time).

Detailed design for building consents will be progressed in parallel with Engineering Plan Approvals, and will be lodged once these approvals are received (6 months estimated processing time).

Construction is therefore estimated to start within 12 months.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Local authorities: Auckland Council

Iwi authorities: s 9(2)(f)(iv)

Relevant Treaty settlement entities: s 9(2)(f)(iv)

All others N/A

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:

s 9(2)(f)(iv) will be the applicant for resource consents.

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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:

s 9(2)(b)(ii)

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

s 9(2)(f)(iv)

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:

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Section 5: Adverse effects

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

Please describe:

Standard adverse effects associated with construction activity are anticipated, which are able to be mitigated by standard construction practices. Any adverse effects will relate primarily to the form and function of the proposed buildings, and to the construction phase of the project. **s 9(2)(b)(ii)**

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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:

As identified in the Table below, the project will be consistent with all relevant national policy statements and national environmental standards

NATIONAL POLICY STATEMENTS

NPS-UD The project is designed to deliver a new well-functioning urban environment that enables people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The project will improve housing affordability by supporting competitive land and development markets, as well as contributing financially to the supply of affordable housing in the district.

Other The project is not affected by the other following National Policy Statements:

- National Policy Statement on Biodiversity Management
- National Policy Statement on Freshwater Management
- National Policy Statement on Renewable Electricity Generation
- New Zealand Coastal Policy Statement
- National Policy Statement on Electricity Transmission

NATIONAL ENVIRONMENTAL STANDARDS

NES-Soils Any potentially contaminated land will be addressed through detailed onsite investigations and standard remediation practices, in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Other The project is not directly affected by or can easily comply with the other following National Environmental Standards:

- National Environmental Standard for Freshwater
- National Environmental Standards for Plantation Forestry
- National Environmental Standards for Air Quality
- National Environmental Standards for Electricity Transmission Activities
- National Environmental Standard for Marine Aquaculture
- National Environmental Standard for Storing Tyres Outdoors 2021

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Yes. We have real time experience with project consenting under the Covid-19 Recovery (Fast-track Consenting) Act shows time savings of at least 6-12 months than would have been the case through the existing regime. The project is included in Auckland Councils' PC78, as the Council is supportive of additional intensification at this location.

The fast track process will enable consenting to progress in parallel with Council's plan change, which is not due to progress until 2025, also resulting in significant cost and time savings as compared with the current alternatives to progress residential development.

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's consents will be for infrastructure and residential construction, and therefore do not require any specialist knowledge or input, and are not expected to have an impact on the efficient operation of the fast-track process.

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

Not Answered

Please explain your answer here:

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

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 provide much needed new housing for the Auckland region, including through the supply of additional retirement provision which will meet the significant demand from retirees for new homes in this location, at the same time as releasing existing homes to the market. 2023 research by JLL suggests that demand for retirement village accommodation is already outstripping supply, and that this trend is forecast to accelerate. <https://www.jll.nz/en/trends-and-insights/research/retirement-villages-market-review>

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes, both through the economic activity associated with the residential construction, and the economic benefits of providing new housing in a high demand location.

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:

By providing new, modern, residential homes that meet current standards for energy efficiency, heating and cooling, in a location close to public transport nodes, established town and city centres, amenity and services.

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

Yes

Please explain your answer here:

As a greenfields development, the project/ infrastructure at this location will be designed to anticipate the impact of increased temperatures on stormwater levels and overland flow paths, ensuring it is resilient to the forecast effects of a climate change

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 all Auckland Council's strategic documents and development strategies, including the Future Development Strategy in terms of appropriate urban growth, on the basis it is strategically well located, on major transport routes and in walking distance to services and amenity. Development in this location is also consistent with the Auckland Unitary Plan (Operative in Part) and Auckland Council has supported its intensification by including the project in PC78, Council's region-wide plan change.

Anything else?

Please write your answer here:

s 9(2)(f)(iv)

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

No

If yes, please explain:

Section 8: Climate change and natural hazards

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

No

If yes, please explain:

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

None

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Paul Majurey

Important notes