

Response ID ANON-URZ4-5FBP-2

Submitted to Fast-track approval applications
Submitted on 2024-05-03 11:38:18

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
McConnell Developments Limited

2 Contact person

Contact person name:
Nick Mitchell

3 What is your job title

Job title:
Development Manager

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

PO Box 614, Auckland, New Zealand

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:

1233 Alfriston Road and 487 Porchester Road, Alfriston, Auckland

File upload:
Site and Context.pdf was uploaded

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

Yes

upload file:

Titles Randwick Rise.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Roncon Pacific Hotel Management Holdings 2 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 has an executed sale and purchase agreement in place for the site and is able to settle on notice.

Section 2: Project details

What is the project name?

Please write your answer here:

Randwick Rise

What is the project summary?

Please write your answer here:

Development of a comprehensive masterplanned community located on an elevated site which is strategically located on the edge of the existing urban area and conveniently located between a new road of national significance and a new Frequent Transport Network route. The whole development will enable resilience to Climate Change and approximately 271 new healthy homes located within close proximity to existing infrastructure, schools, strategic roads and existing public transport. Further information provided in Summary Document attached.

What are the project details?

Please write your answer here:

The purpose of this application is to be able to accelerate a 271 dwelling master planned housing development in Randwick which will have significant regional benefits to Auckland. The development area is a natural extension to the suburb of Randwick and its existing infrastructure. This community will not only be resilient to climate change, but will also provide new housing stock for the rapidly growing population in South Auckland.

The proposal will require earthworks to provide appropriate building platforms, and to construct roads, underground infrastructure and stormwater management devices. Additionally, there will be construction works for the new dwellings, a wastewater pumping station and stormwater infrastructure. The new development will create economic benefits to consultants, contractors, builders and agents, and will also be beneficial to Auckland Council through additional rates and development contributions. Randwick Rise will also provide for population growth in a location where Auckland Council is committed to investing in regionally significant infrastructure projects including the upgrade of the Mill Road corridor and State Highway 1, and the southern FTN.

The objective of this project is to deliver a regionally significant number of dwellings in a shorter timeframe than what is currently possible under the standard RMA process. This project will not only have significant economic benefits to South Auckland during construction, but also enable housing supply to an area that is currently seeing rapid growth (see section 5.6.10) and the likely displacement of residents from local Red Zone areas.

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

Please write your answer here:

Fast Track consent – Early 2025

Earthworks/Civils – Summer 2025/2026

Dwelling Construction begins 2026 and will continue until full build out of 271 sites.

Further information provided in Summary Document attached.

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

Please write your answer here:

Resource Consent under the RMA 1991

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

Please write your answer here:

Auckland Council

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

Please write your answer here:

Nothing lodged – however we have had pre-application meetings and have an agreed approach with Auckland Council

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

No

Please explain your answer here:

No

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

Please write your answer here:

Further information provided in Summary Document attached.

Detailed Design will happen in 2024

Fast track approval/procurement/funding is likely to happen in early 2025

Site works would be anticipated to begin in October 2025 (first available earthworks season)

First units would be completed in mid -2027, with a continuous flow of housing completed until the entire site is completed.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Local authorities and Iwi have been notified and will be engaged in the process. Affects a likely to be minimal.

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:

McConnell Property sent initial engagement letters to eleven registered Iwi on January 30, 2024, requesting expressions of interest in early engagement on plan change and resource consent on the Randwick Rise site. Two Iwi (Ngati Tamaoho and Ngati Te Ata) responded as wishing to participate in the process. A follow up letter was sent on March 15 2024, with no further responses received.

McConnell property will fully engage with these Iwi through the design, consenting and implementation stages of this project. It is anticipated and intended that this application will not affect any Treaty Settlements.

Please refer to section 5.4 in the attached summary document.

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Randwick Rise Fast Track Application Final 24.5.3.pdf was uploaded

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

Please write your answer here:

None

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Only Ngati Te Ata Waiohewa and Ngati Tamaoho have asked to engage on the project, however the following Iwi have an interest in the area and have not expressed a desire to engage:

- Ngai Tai ki Tamaki
- Ngati Maru
- Ngati Paoa
- Ngati Tamatera
- Ngati Whanaunga
- Te Ahiwaru – Waiohewa

- Te Ākitai Waiohū
- Waikato Tainui

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:

Please refer to the attached summary document and attachments.

Upload file:

Randwick Rise Fast Track Application Final 24.5.3.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The National Policy Statement for Highly Productive Land (NPS-HPL) seeks to protect highly productive land (land identified as being Land Use Capability Class 1, 2, or 3) for use in land-based primary production. Territorial authorities may allow urban rezoning of highly productive land where it can be demonstrated that the rezoning meets the requirements of 3.6(1)(a)-(c) of the NPS-HPL.

Whilst the land at Randwick Rise, and the wider plan change area, is identified as being Land Use Capability Class 2, it meets the requirements of 3.6(1)(a)-(c) of the NPS-HPL because:

- The land has been zoned Future Urban by Auckland Council to recognise that the land is required to provide sufficient development capacity to meet demand for housing land to give effect to the NPS-UD(3.6(1)(a)); and
- The land has been zoned Future Urban by Auckland Council, and identified for growth in its Future Development Strategy, to recognise that there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment (3.6(1)(b)); and
- The land has been zoned Future Urban by Auckland Council to recognise that the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values (3.6(1)(c)).

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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 – it is anticipated that dwelling will be delivered at least 1-1.5 years sooner by using the Fast Track process. Further information provided in Table 1 (Pg 9) shown in Summary Document attached.

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

Please write your answer here:

The fast track process will allow the project to advance without having to wait for a Plan Change to be approved for the site.

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

Local government plan or strategy

Please explain your answer here:

The land is currently zoned as Future Urban land and has been identified for its proximity to places of employment and existing infrastructure. The site is also adjacent to the Mill Road - Road of National Significance.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The purpose of this application is to be able to accelerate a master planned housing development in Randwick which will have significant regional benefits to Auckland. The development area is a natural extension to the suburb of Randwick and its existing infrastructure. This community will not only be resilient to climate change, but will also provide new housing stock for the rapidly growing population in South Auckland.

Will the project:

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

Please explain your answer here:

Over the next 25 years the population of the Papakura/Manurewa catchment is expected to grow by around 22% (186,610 – 228,520 additional people) (Stats NZ). If demand for housing in NZ continues to soar at a 'high growth rate', then it is anticipated that an additional ~86,890 dwellings will be required by 2048 across South/East Auckland and the Franklin Area.

Both the South / East Auckland and the Manurewa / Papakura catchments have substantially higher person per household ratios than the Auckland Region average of 2.93, being 3.38 and 3.34 respectively. This difference in the person per household density is partially a reflection of an area's relative housing affordability, access to new residential land, the level of feasible development and the volume of new housing stock entering the market. Therefore, 271 new and fit for purpose housing is fundamentally required in the masterplanned Randwick Rise location to sustain the current and future populations.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will create significant economic benefits to consultants, contractors, builders and agents, and will also be beneficial to Auckland Council through additional rates and development contributions.

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 Randwick Rise development area is on naturally high ground compared to the wider Papakura Stream Catchment. The site is largely elevated above surrounding floodplains and has a well-defined intermittent stream bisecting the site which provides an opportunity to integrate outdoor recreation and public amenity with stormwater management.

It is foreseen that some dwellings in the neighbouring suburbs of Papakura, Takanini and Wattle

The project will provide long-term Climate Change benefits as it is a natural extension to the urban area, and utilises existing infrastructure. Due to its proximity to the FTN and the North Island Main Trunk (NIMT) railway, it is anticipated that residents will have ready access to existing operable and efficient public transport.

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

Yes

Please explain your answer here:

Downs may become "red zoned" in late 2024 as part of Auckland Councils Property Characterisation Programme as a result of Cyclone Gabrielle and the Anniversary Weekend Floods. The Randwick Rise development area will provide a multitude of living options for those displaced to re-settle in the same community.

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:

Yes, the site is zoned Future Urban Zone – and urban development is proposed.

Anything else?

Please write your answer here:

The Randwick Rise development area is a natural extension to the suburb of Randwick, and is strategically located between Mill Road (Road of National Significance) and the approved Southern Frequent Transport Network (FTN). The FTN will provide a bus service every 15 minutes servicing the western boundary of the site with the Manurewa and Takanini Train Stations.

Further information is provided in the attached Summary Document.

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:

The climate change benefits have been highlighted in section 5.8.

There are no known natural hazards on site which can't be addressed through common and best practice engineering design.

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:

Nick Mitchell

Important notes