

Randwick Rise

Fast Track Approvals Bill

Submission to become a listed Project

McConnell Developments Ltd

3 May 2024



Applicant

Applicant: McConnell Developments Limited

For over 60 years, the McConnell family business has strived to find original solutions to unique problems and create distinctive places where people genuinely want to live and work. We bring rigour and discipline to everything we do, and our ethos of integrity is evident in the quality of our relationships, approach and outcomes.

A full company profile and capability statement is attached as **Appendix 1**.

Property Details

Site Address:	1233 Alfriston Road and 487 Porchester Road, Alfriston, Auckland
Locality Diagram:	Refer to Figure 1
Site Area:	10.64ha
Site Characteristics:	Greenfield. Generally flat / slightly sloping elevated site with boundaries to arterial/connector roads and close proximity to State Highway 1. The site is currently used for pastoral purposes.
Potential new dwellings:	856 within the development area and 271 within the first tranche.
Brief Description of Proposal:	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.

Outcome

A natural extension to South Auckland, Randwick Rise will be a masterplanned community which will provide up to **856** new dwellings for Auckland, with the first tranche providing for approximately **271** new dwellings (incl. carparks) and a community park. The whole development will enable resilience to Climate Change and new healthy homes located within close proximity to existing infrastructure, schools, strategic roads and existing public transport.

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Attachments

1. McConnell Property Company Profile
2. Masterplan (Boffa Miskell)
3. Civil Engineering Memorandum (Harrison Grierson)
4. Stormwater Memorandum (Harrison Grierson)
5. Transport Memorandum (Commute)
6. Southern Frequent Transport Network Plan

1.0 Site and Location

The subject site comprises two parcels of land, being 1233 Alfriston Road (8.6185 hectares) and 487 Porchester Road (2.0153 hectares), identified in Figure 1. The two parcels adjoin each other and take access separately from the roads to which they have an address. The subject site (10.6ha) is gently sloping, and currently occupied by rural and residential activities with a rural character. The subject site is traversed by an intermittent stream and contains a wetland and is subject to a floodplain and overland flow paths. A high voltage electricity line traverses (north-south) over the 487 Porchester Road part of the site.



Figure 1. Development Area identified in red, with the first development cluster identified in white

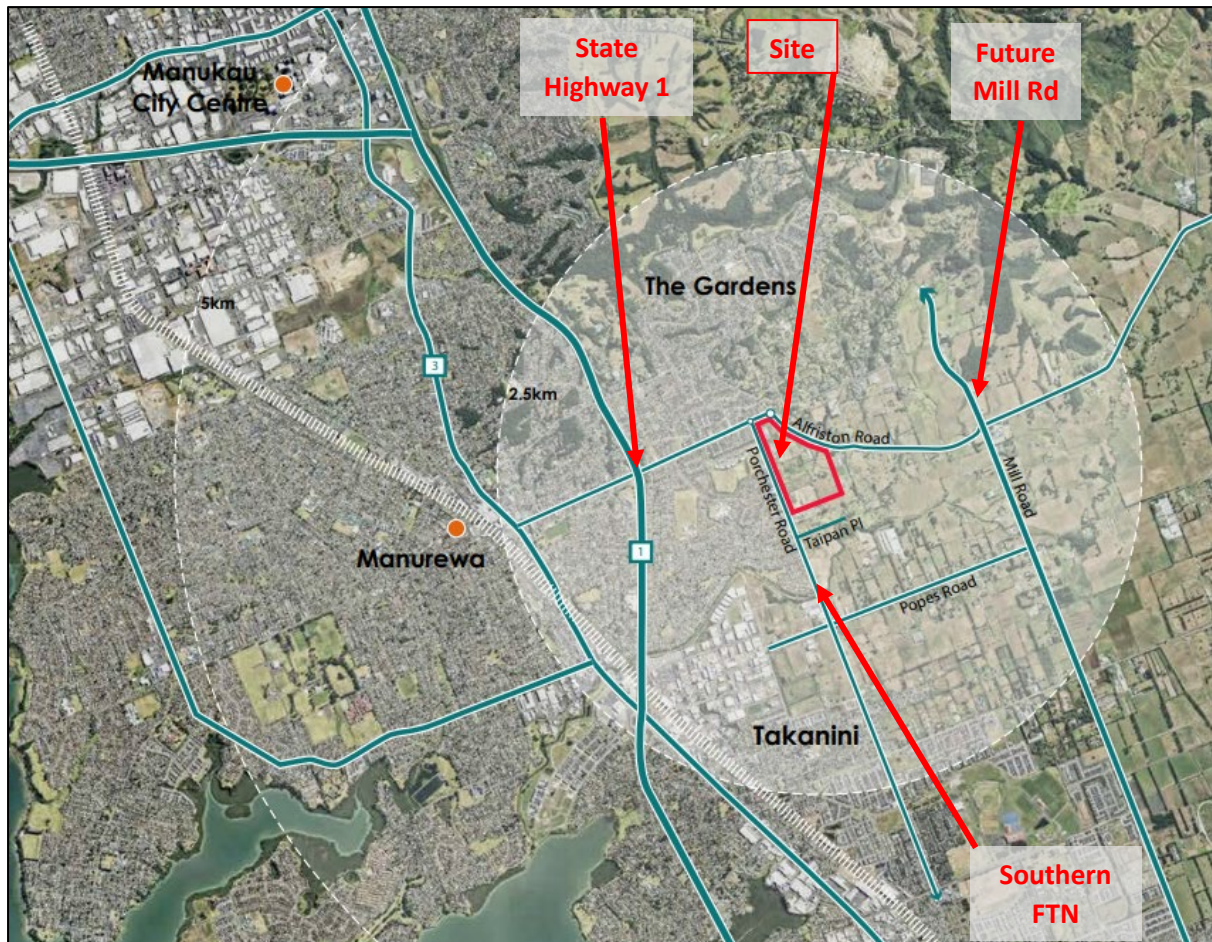


Figure 2. Wider Context

2.0 Strategic Importance and Location

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 approved¹ **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.

The site is also in close proximity to existing infrastructure and amenity including:

- 160m to Alfriston College (Secondary School)
- 560m to Randwick Park School (Primary School)
- 950m to Randwick Park, Community Centre, Skatepark
- 1.9km to the State Highway 1 Hill Rd on-ramp
- 2.6km from the Te Mahia Train Station (19 mins to Sylvia Park, 45mins to CBD)
- 5.5km to Manukau CBD

¹ <https://findoutmore-supportinggrowth.nz/south-frequent-transit-network>

3.0 Climate Change Response

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 Downs may become “red zoned” in late 2024 as part of *Auckland Councils Property Characterisation Programme*² 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.

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.

4.0 Housing Need

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, new and fit for purpose housing is fundamentally required in the Randwick Rise location to sustain the current and future populations.

² <https://ourauckland.aucklandcouncil.govt.nz/news/2023/08/recovery-faqs/>

5.0 Proposal

5.1 Purpose

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.

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.



Figure 3. Photo of 1233 Alfriston Road property looking south (Photo: April 2024, McConnell Property)

5.2 Objectives

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.

This project is part of an existing urban area where much of the social and community infrastructure is in place, as well as being in close proximity to employment hubs such as Papakura, Manukau and Auckland Airport (**Figure 4**).

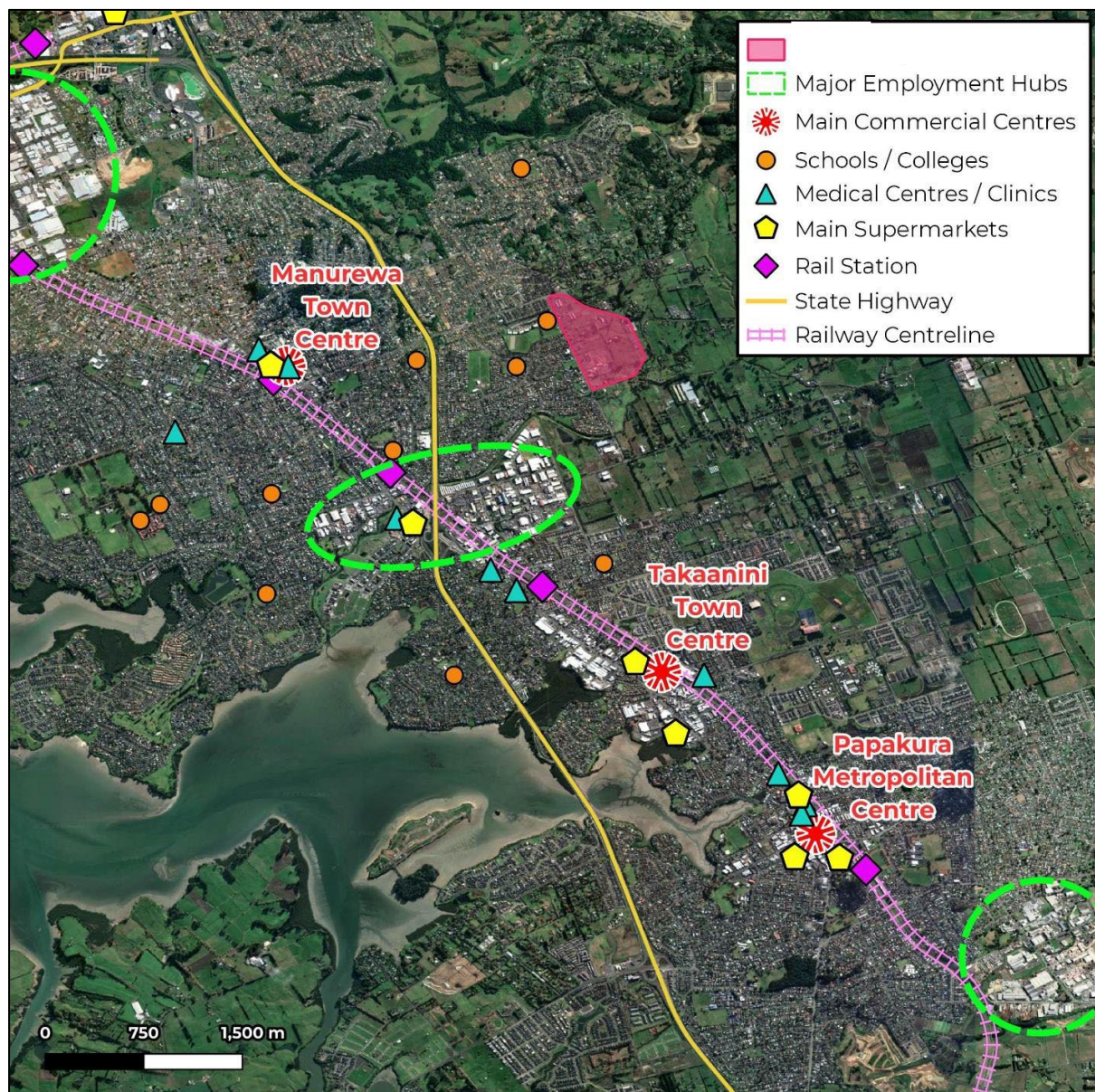


Figure 4. Existing infrastructure and services near the proposed site (Source: Property Economics)

5.3 Timeline

The Fast Track Process would reduce the programme by at least 12 months, therefore delivering the employment and housing benefits earlier relative to the standard consent scenario, as shown in Table 1 below. As such, the proposal will not only bring employment opportunities forward, it will also generate a greater number of dwellings around existing infrastructure and proposed transport approaches sooner than a traditional consenting pathway.

Table 1. Comparison of Standard Process and Fast Track Process

	2024			2025				2026				2027				2028	
	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2
Standard Process																	
Plan Change																	
Plan Change Hearing																	
Environment Court Appeals																	
Bulk Earthworks and SW Design & Consenting																	
Dwelling Design and Consenting																	
Bulk Earthworks																	
Civils Construction																	
Dwelling Construction starts																	
Fast Track Process																	
Fast Track Bill Enacted, Earthworks and Dwelling Design																	
Fast Track Consenting																	
Bulk Earthworks																	
Civils Construction																	
Dwelling Construction starts																	

The proposal will expedite the delivery of approximately 271 dwellings and potentially another 585 within the development area to contribute to Auckland's housing stock. This will assist with alleviating significant social impacts of population increases on the housing market and a lack of fit for purpose housing in the immediate area. It is estimated that the first dwellings will be available for occupation by mid-2027 under the Fast-track process, while under the standard consent scenario the first dwellings will be not be available for occupation until mid-2028.

5.4 Consultation and Impact on Treaty Settlements

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**.

5.5 Persons Affected

Careful consideration has been given to the extent which the proposed development could potentially give rise to adverse effects to the neighbouring properties and the wider environment. As the site is currently bordered by medium density residential along its western edge and is zoned Future Urban Zone, it is considered reasonable to undertake urban residential subdivision and development on the site.

5.6 Anticipated and Known Adverse Effects

The project is being designed to be a well-functioning and considered extension to the existing urban environment at Randwick. It is anticipated that the effects would be commensurate with other urban developments; a robust masterplan has been developed informed by technical investigation and assessment to ensure there will be minimal effects on the receiving environment.

Significant work has already been undertaken in order to progress development on site, this work is summarised below:

5.6.1 Urban Planning

A Fast Track process will enable expedited development of the site by removing the need for a Plan Change to be completed beforehand. The option remains to pursue a Plan Change concurrently or after the Fast Track consent process. The current *Future Urban Zoning* does not allow for development of the site; however, under the Fast Track process, the zoning “is applied to greenfield land that has been identified as suitable for urbanisation”.

A Fast Track consent would require consent for a non-complying activity status due to the Future Urban zoning of the land.

No applications have currently been made under the RMA for this project; however, it is intended to lodge a Private Plan Change Application in July 2024 to progress with rezoning the site.

5.6.2 Urban Design

Highly regarded urban designers Boffa Miskell have been engaged to develop a masterplan for the site. The masterplan is shown in **Figure 5** and further detail is attached as **Appendix 1**. The masterplan follows a best practice grid layout which will provide for connections to the surrounding urban fabric.

The masterplan features a wide range of dwelling typologies from terraces suitable for first home buyers overlooking the park, through to larger standalone typologies which are suitable for families or multi-generational living. Research has shown a shortage of these larger and more adaptable styles of housing. The masterplan is centred around a 15,500m² park which will provide a community focal point and amenity as well as perform a stormwater management function. Additional green space and stormwater management areas have been allowed for beneath the transmission lines where development is precluded.

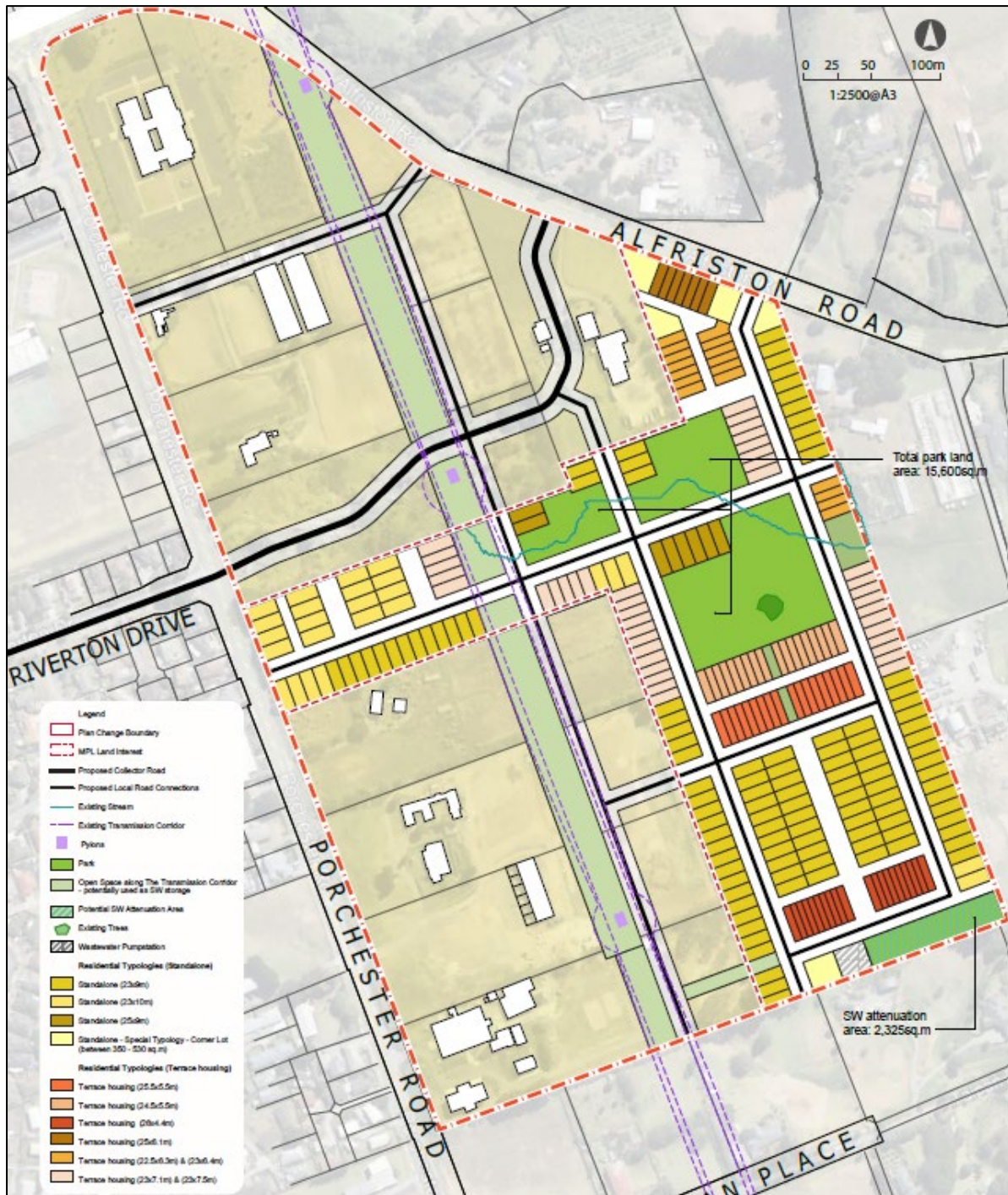


Figure 5: Concept masterplan for the first Tranche of development on site.

5.6.3 Transport

Commute transport consultants have been engaged to advise on this project, their memorandum on transportation effects is attached as **Appendix 5** and is summarised below:

“Overall, (subject to the upgrades identified in Section 3 and confirmed in the ITA) we see there to be no traffic or transport planning reasons the preclude the subject site from being considered for the fast-track consenting process”.

5.6.4 Civil and Infrastructure Servicing

Harrison Grierson have been engaged to advise on this project, their memorandum on Civil and Infrastructure Servicing is attached as **Appendix 3** and is summarised below:

The Randwick Rise development is suitable for listing within Schedule 2 of the Fast-Track Bill as a fast-track project. The Randwick Rise development area can be serviced by existing wider Ardmore infrastructure via existing capacity. Stormwater effects of the development on the surrounding environment can be managed onsite to ensure no adverse effects on the surrounding environment and properties.

5.6.5 Stormwater

Harrison Grierson have been engaged to advise on this project, their memorandum on Stormwater is attached as **Appendix 4** and is summarised below:

In summary, the plan change area, including the Randwick Rise development area, presents a self-catchment that, subject to detailed design and stormwater modelling of that design, can be development for urban residential activities independent of wider Papakura Stream catchment and to avoid upstream and downstream flood risk.

The Randwick Rise site is suitable for development and for considerations as a fast-track project. The site is within the Takaanini FUZ bus is immediately adjacent to the existing urban area. Although discharges from the site will be to the stream beyond the eastern boundary, these flows will be mitigated to reduce any negative impacts, The stream provides the drainage of the FUZ upstream area and will always be required for conveyance.

Subject to undertaking detailed modelling of the catchment, the development could potentially have significant positive benefits to residential properties on Taipan Place by the relocation of flowpaths to the east as opposed to the south.

5.6.6 Geotechnical

Tetra Tech Coffey have done an initial assessment of the site and found that the natural ground consists of surficial ash deposits underlain by approximately four to five meters of firm to very stiff alluvial silty clays and clayey silts. Dense sands are present from five meters depth.

These ground conditions are considered to pose minimal risk from any dewatering and changes to groundwater levels. The potential for significant ground settlement risk is also considered low given the types of soil which are present across the site and the proposed site use.

The ground conditions appear to be more consistent with those at the Randwick Park subdivision to the west, rather than those associated with Takaanini to the south where the presence of peat soils was one factor in Auckland Council deciding to remove Future Urban zoned land to the south of the Papakura Stream from its Future Development Strategy.

5.6.7 Ecology

An ecological desktop study and site visit has been completed and identified the following:

There are four (4) watercourses on the site. Three of those are ephemeral flow paths as those watercourses lack a clearly defined channel and banks and have terrestrial vegetation (pasture grasses) rooted across the channel width. All of these were dry at the time of survey and none supported, or ever would support, habitat for stream macroinvertebrates or fish. During the wetter months of the year these flow paths are expected to convey surface water only during rain events.

The fourth watercourse bisects the site mid-section and flows from the Porchester Road end through to the Alfriston property and discharges to the neighbouring property to the east. The watercourse has elements of ephemeral flow path in the upper reaches and intermittent stream in the lower reaches. All parts have been significantly degraded by prolonged stock access and past excavation (no doubt to improve flows), making the definition of a bed and banks difficult to clearly define. Our mapping of this stream is based on a combination of assessing past aerial photographs, assessing size of the upstream catchment and the state of the stream immediately below the site. Our mapping of this feature is therefore approximate – upon a more detailed examination during the winter months, this stream may be extended into part of 487 Porchester Road, if it supports characteristics of an intermittent stream as listed in the AUP during the winter months. Alternatively, if Council were to support a strict interpretation of its stream classification criteria, this entire watercourse may be reclassified as ephemeral flow path (i.e. not stream) – although we regard this as unlikely.

The one wetland identified on site (part of the central ephemeral/intermittent stream) has been retained on the masterplan and will not be removed. The wetland will be integrated into the public space network with opportunities to enhance the ecological and freshwater values to be fully explored.

5.6.8 Arboriculture

A site walk with a qualified arborist identified one mature Oak tree on site which is likely to meet the criteria for preservation. This tree was already central to the scheme, and has been designed to be a focal point of the neighbourhood park at the high point of the site.

5.6.9 Archaeology

An archaeological report has been completed by CFG Heritage and no archaeological sites of significance have been found or identified on site.

5.6.10 Economic Analysis

Initial population demand analysis prepared by Property Economics has found that population growth in the catchment is likely to occur.

According to the latest Stats NZ Medium projection series, the broader Auckland South catchment is expected to experience an additional +159,350 residents over the next 25 years (2023-2048), representing a proportional increase of +26% in population. In contrast, the High growth scenario forecasts a significant population increase of +285,450 individuals by 2048 (+46%), equating to an additional +126,100 people above the Medium projection series.

Additionally, the High growth scenario predicts around 276,510 households by 2048, requiring nearly **+87,000 additional dwellings** to accommodate the projected growth over the next 25 years on a one household per dwelling basis.

These scenarios indicate robust and sustained growth in the catchment, underscoring the significant potential of the MPL development to cater to a portion of this anticipated demand and additional growth stimulated by the implementation of National Policy Statement on Urban Development (NPS-UD) and the Medium Density Residential Standards (MDRS).

5.6.11 Transpower Overhead Power Lines

High voltage overhead power line traverses the plan change area in a north-south direction and cross the western portion of the Randwick Rise development area.

Subdivision and development within the power line corridor will be subject to assessment against the National Policy Statement on Electricity Transmission, Transpower's Corridor Management Policy and relevant electrical codes of practice.

The masterplan for the Randwick Rise development will safeguard the electricity transmission corridor by establishing road connections, a north-south linear park, and stormwater management areas under the power lines. No dwellings will be located within the corridor.

Overall, the masterplan for the Randwick Rise development has been developed to accommodate the high voltage overhead power lines, avoid potential reverse sensitivity effects and achieve compliance with relevant statutory provisions.

5.6.12 Highly Productive Land

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)).

5.6.13 Adverse Effects Conclusion

Overall, the Randwick Rise development can deliver approximately 271 dwellings, and potentially another 585 within the wider development area, in a manner that is consistent with the Future Urban zoning of the site, can comply with all relevant planning provisions contained in the Auckland Unitary Plan, Operative in Part and with all relevant National Policy Statements, and that will avoid, remedy and/or mitigate any adverse effects of proposed activities on the environment.

5.7 Benefits of the Project

The core benefits of the Randwick Rise project are:

Housing Supply

87,000 additional dwellings are required in the Auckland South catchment over the next 24 years, which equates to approximately 3,625 dwellings a year. The project will not only be able to assist with a regionally significant supply, but will also provide a broad range of dwelling typologies to the market.

Economic Benefits

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

Climate Change

The site is on naturally high land and is not subject to flood plains like much of the surrounding area. Natural green spaces will also assist with stormwater management. Furthermore, the site allows for the local relocation of any households displaced by the red-zoning of dwellings at-risk of future flooding event.

Utilisation of Existing and Proposed Infrastructure

The site has been strategically identified by McConnell Property due to its location as a natural extension to Randwick Park, and being located between the Sothorn FTN and the future Mill Road Corridor. The site is also close to the Southern Rail corridor and State Highway 1. Furthermore, there is the ability to connect to existing water and wastewater infrastructure without major upgrades.

5.8 Climate change and natural hazards

The climate change benefits have been highlighted in section 5.7.

There are no known natural hazards on site which cant be addressed through common and best practice engineering design.

6.0 Conclusion

Overall, the Randwick Rise development can deliver approximately 271 dwellings, and potentially another 585 within the wider development area, in a manner that is consistent with the Future Urban zoning of the site, can comply with all relevant planning provisions contained in the Auckland Unitary Plan, Operative in Part and with all relevant National Policy Statements, and that will avoid, remedy and/or mitigate any adverse effects of proposed activities on the environment.

This project would constitute a regionally significant number of dwellings for Auckland and would be delivered between 1-1.5 years sooner by being listed as a Fast Track project under Schedule 2. The project would not only provide significant economic benefits and climate change resilience, it will also provide 271 new high-quality homes to an area of Auckland which is growing rapidly.

Appendix 1

McConnell Property Company Profile

Integrity that's built to last

Our credentials



Cover Image: PWC Centre, Hamilton. This building has become an important part of the revitalisation of Hamilton's city centre.



Teal, on Auckland's Orakei Basin. This boutique complex includes 26 luxury apartments with stunning water and green valley views. Teal is designed by Ashton Mitchell.



Addison, Takanini, Auckland. A 1200-home master planned community following best practice urban design.

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Lorne Street, Auckland – Central city student accommodation

Welcome

For over 60 years, the McConnell family business has strived to find original solutions to unique problems and create distinctive places where people genuinely want to live and work. We bring rigour and discipline to everything we do, and our ethos of integrity is evident in the quality of our relationships, approach and outcomes.

We foster close and rewarding partnerships and execute decisively while staying true to the vision for the project. We do what we say we'll do – and we believe in doing it well for the good of New Zealand.

We're very good at de-risking projects for our partners. Our team has broad and deep experience across the residential, commercial and industrial property development sectors. We make smart deals and don't take chances with our own or our client's capital.

In a volatile industry McConnell Property is a stayer, having survived and thrived through three property cycles over more than two decades.

The characteristics that are at the core of our DNA such as integrity, entrepreneurial leadership, local IP and construction expertise lead to low risk/ high return projects and provide peace of mind to our stakeholders and partners for the long term.



"In this industry, integrity is not always a given. But it's never been about glitz, glamour or quick wins for us. We've always believed in building relationships, and spaces, that stand the test of time."

DAVID MCCONNELL, FOUNDER



Novotel Auckland Airport, with Tainui Auckland Airport Hotel Ltd. Designed by Warren and Mahoney. Built by McConnell Group's Construction Company (completed in 2011). Image credit: Simon Devitt.

Our story

In 1961, entrepreneurial young engineers Malcolm McConnell and Jim Dowell formed McConnell Dowell. Six decades later, the McConnell name continues to drive major construction and land development projects in New Zealand. The sense of integrity that Malcolm and Jim brought to the table is still a huge part of how we do business today.

McConnell Dowell merged with Hawkins Holdings Limited in 1983 — at the time one of New Zealand's largest construction companies. This merger delivered a number of significant projects, and thanks to an unwavering commitment to collaboration, collective empowerment and discipline, many of these are now familiar and much-loved places.

The late 90s saw the McConnell family establish McConnell Property as part of the McConnell Group and today, the company is one of the country's leading developers. We're still a family-owned business, which means we have stayed true to our reputation for transparency, loyalty and passion. We continue to cherish the absence of corporate bureaucracy in our organisation, because it means we can keep building lasting partnerships with people who share our vision — to create places where people genuinely want to live and work.

Group projects

2003-2019

ADDISON, TAKANINI, AUCKLAND
1200-home master-planned community following best-practice urban design

Developer

2005-2016

ANSELMI RIDGE, PUKEKOHE
Award winning 176 home masterplanned community

2011

KAWARAU VILLAGE, QUEENSTOWN
Internationally branded hotels, retail and luxury waterfront serviced apartments

Development manager

2018

MARINER RISE, WHANGAPARAOA
A new neighbourhood of 60 townhouses near the coast

Developer

2020-2022

TEAL, ORAKEI, AUCKLAND
A boutique complex with 26 luxury apartments, Teal overlooks the Orakei Basin

Developer

2020-ONGOING

TAKAPUNA TOWN CENTRE, AUCKLAND
Approximately 350 new rental apartments that will stimulate additional economic activity in the Takapuna town centre

Development manager

1999-2004

HIGHBROOK BUSINESS PARK, AUCKLAND
A 110ha business park with 60ha of public reserve and 15 kms of trails and cycle ways

Development manager

2005

TRINITY, PARNELL, AUCKLAND
32 award-winning and iconic luxury apartments in Auckland

Developer

2007

ASCOT CENTRAL, AUCKLAND
One of New Zealand's first Grade A, 4-star, green star-rated buildings

Developer

2012

PWC CENTRE, HAMILTON
5-storey, 5300m2 office building with retail, entertainment and dining opportunities

Developer

2009-2018

POINT RIDGE, ALBANY
Mediterranean-style village designed for today's urban living

Development manager

2005-2020

TITANIUM PARK, HAMILTON
75ha business park designed for commercial, industrial, manufacturing, and aviation enterprises

Developer

2022 - ONGOING

LORNE STREET
Central city student accommodation

Development manager



Working with us – development framework

McConnell Property provides the full spectrum of development management capability. We deliver property transformation within a proven framework.





Anselmi Ridge, Pukekohe, Auckland. A sustainable village of energy-efficient and beautiful homes.

Working with us – philosophy

McConnell Property’s business philosophy and associated disciplines is fundamental to its success.

Integrity of relationships

We believe in collaborating for the win-win, to build meaningful relationships that grow more solid over time. We’ve built a reputation for integrity and expertise over six decades. And because we’re still a family-owned business, we’re free to partner with organisations that share our vision to create better places to live and work.

We are committed to:

- Identifying common philosophies
- Developing complementary capabilities
- Setting clear objectives
- Transparent reporting
- Intense opportunity identification.

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Integrity of approach

We know that it takes commitment and determination to create truly distinctive spaces and we pride ourselves on our ability to mitigate risk through robust processes. From feasibility assessments through to our project management systems and approach, we set clear targets to eliminate guesswork for our partners, and apply diligence to understand and manage both opportunities and risks.

We have created our own processes to ensure performance consistency, this includes:

- Due diligence
- Sphere of influence
- Design management ownership
- Dynamic risk management

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Integrity of outcomes

We balance the bottom line with broader goals, like building communities where people genuinely want to live and work. We’re driven to create spaces that make more than just a financial impact, aiming for enduring appeal and utility on every project. Ultimately, we are focused on leaving a positive mark on New Zealand’s inhabitable landscape for future generations to enjoy.

We achieve this via:

- In-depth target sector research
- Detailed development model analysis
- Identification of critical success factors
- Intense opportunity identification



Case studies

We are proud of the results we've achieved with our partners on the projects featured here. These spaces make more than just a financial impact. We always aim for enduring appeal and utility.

Takapuna Build To Rent, Auckland 2023. A collection of 358 stylish apartments inspired by the stepped sandstone cliffs of Takapuna.

Teal

RE-WRITING THE RULEBOOK



Nestled on the headland of Purewa Road, Meadowbank, Teal is a boutique collection of 26 design-led, luxury apartments. The site is elegantly situated above the eastern edge of Orakei Basin with spectacular views across the water and the area's rural surrounds. This project required an expert team to establish a new density precedent for transport-orientated developments within the mixed housing urban zone.

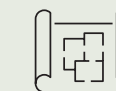
Working with the council, the McConnell team unlocked the potential of this transport node, and successfully built a business case around the up-zoned value of this precinct. The result is an attractive and mindful building that compliments the natural contours of the land and maximises light throughout the day. The building has been occupied since Dec 2022 and has been acclaimed by its residents, the project team and external parties as a stunning example of density done well.

Location: Orakei Basin, Auckland

Scope: Teal set a new quality benchmark for transport-orientated developments in New Zealand

Development value: § 9(2)(b)(ii)

Completion: 2022



Developer

Highbrook

A PREMIUM BUSINESS PARK



Highbrook Business Park started life as the former Ra Ora Horse Stud on the Waiouru Peninsula in East Tamaki.

The vision of the owner of the stud farm (the late Sir Woolf Fisher, co-founder of Fisher & Paykel) was to create one of Australasia's most premium business parks. McConnell Property was retained as Development Manager by his estate to commence the planning for the project.

Over the following six years, we led a process to master plan and manage the approvals and consents for a 110ha business park, 60ha of public reserve, and 15 kms of trails and cycleways. The master plan was truly ambitious and included the creation of a new interchange on Auckland's southern motorway, a new four-lane arterial road through Highbrook, and undergrounding a section of New Zealand's national power grid that passed over the greater site.

Location: East Tamaki, Auckland

Scope: 110H Business Park

Development value: § 9(2)(b)(ii)

Completion: 1998 — 2004



**Development
manager**

Trinity

ICONIC LIVING



Trinity is an award-winning, iconic Auckland development and exemplar of contemporary apartment living.

Completed in 2005, Trinity consists of 32 luxury apartments over five levels. Employing passive design methods and maximizing natural ventilation, the development leveraged the full potential of the Parnell site. The highest quality construction materials were used throughout, with key features including a 375sqm reflection pool, an intimate garden, and glazed lobbies creating an exceptional place to live.

Trinity was the winner of one of three supreme national architectural prizes at the NZ Institute of Architects' 2008 awards, and the Best Architecture award at CNBC Asia Pacific Property Awards in the same year. Apartments continue to enjoy above-market resale values to this day.

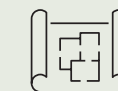
Location: Parnell, Auckland

Scope: 32 luxury apartments

Development Value: § 9(2)(b)(i)

Completion: 2005

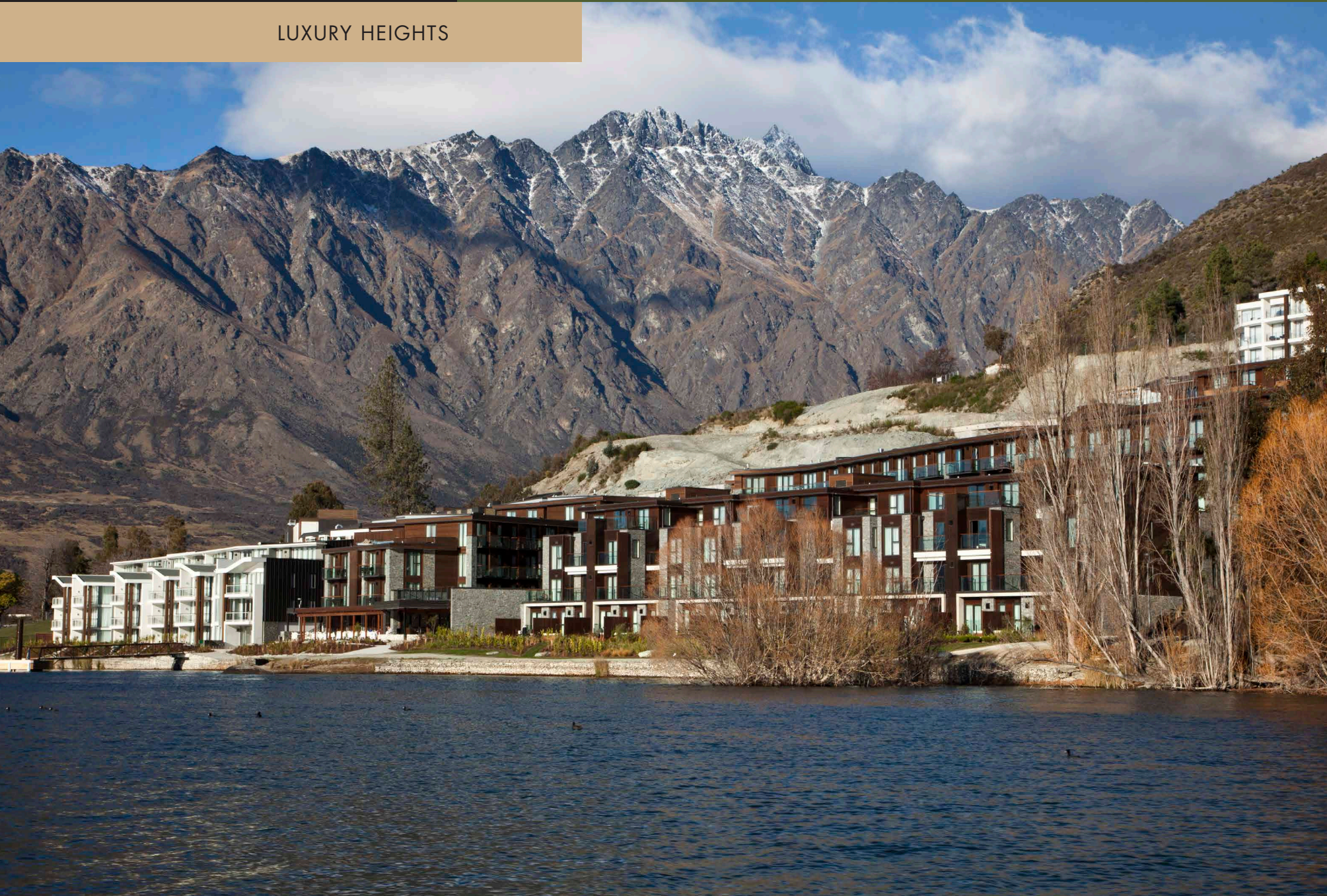
Head Contractor: Hawkins Construction



Developer

Kawarau Village

LUXURY HEIGHTS



Kawarau Village is a premium example of alpine living, incorporating internationally branded hotels and luxury waterfront serviced apartments.

The development comprises both the Hilton and Kawarau Falls Hotel, and four separate apartment buildings. The Lakeside Residences comprise luxury 4.5 star, 1-2 bedroom apartments, and three other residence buildings at the top of Kawarau Village provide 2-6 bedroom apartments. An impressive selection of dining, health and wellness retreats and leisure activities are also included within the village.

Bank of Scotland International appointed Korda Mentha as receivers with McConnell Property engaged as Development and Project Manager.

Location: Franklin, Queenstown

Scope: Two hotels and four apartment buildings incorporating approximately 400 units and associated amenities

Development Value: Approximately ^{s 9(2)(b)(ii)}

Completion: 2011

Head Contractor: Various / Hawkins Construction



**Development
manager**

PWC Centre

PRESTIGE COMMERCIAL



Previously known as 'Citygate', the PWC Centre has transformed a site that had been vacant for 17 years, and has become an important part of the revitalisation of Hamilton's city centre, serving as a gateway to the heart of the city.

The five-storey, 5300sqm building serves many purposes. The ground floor retail outlets face out to the central plaza area — a flexible multi-use space that provides opportunities for corporate and private events, entertainment, dining and people watching. The 4+ green star rated office building accommodates around 300 professionals, opening out onto a generous and well patronised urban courtyard.

In 2013, McConnell Property received the Urban Design Architectural Merit category award at the Property Council's 'We Are Waikato' awards for the PWC Centre.

Location: CBD, Hamilton

Scope: 5300m² of office, 595m² retail and 93 carparks

Development value: § 9(2)(b)(ii)

Completion: 2013

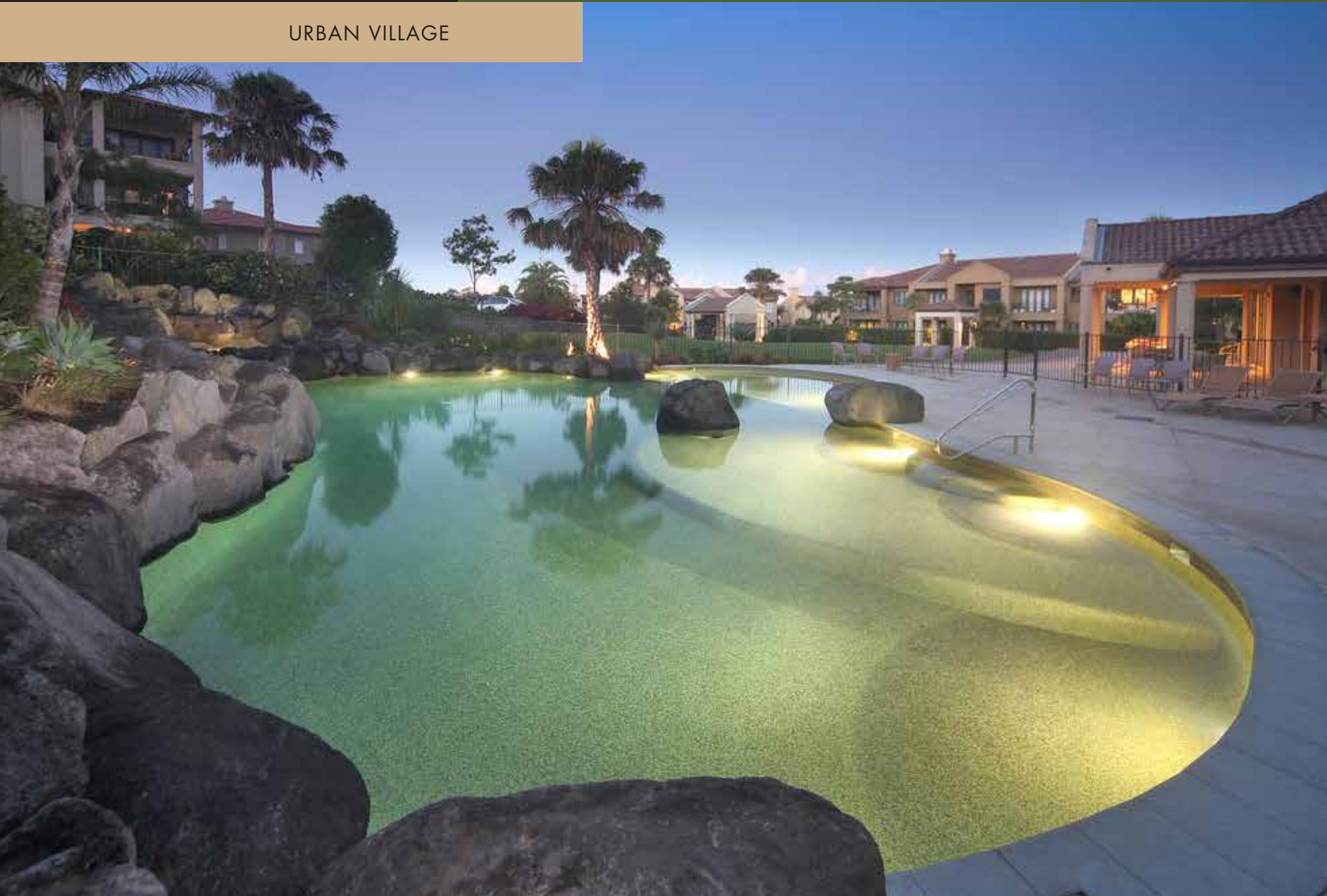
Head Contractor: Hawkins Construction



Developer

Point Ridge

URBAN VILLAGE



Point Ridge is a gated residential development comprising villas and townhouses. McConnell Property was appointed Development Manager to complete the remaining stages of Point Ridge. This resort style, gated community includes 188 homes, a mix of townhouses, single-level apartments and villas, with architecture inspired by Italy's centuries-old hillside towns.

Set over five hectares of landscaped gardens overlooking Albany, Point Ridge uses a brick render finish and features a hotel-style swimming pool and spa, community recreation room, tropical landscaping, a spa pool, gymnasium, community pavilion and barbecue areas.

The first residents shifted into Point Ridge in June of 2005 and it is now home to over 200 people who love the holiday atmosphere and the peace of mind of a safe and secure neighbourhood.

Location: Albany, Auckland

Scope: 98 terrace houses and associated amenity

Development value: \$ 9(2)(b)(ii)

Completion: 2017

Head Contractor: Various



**Development
manager**

Titanium Park

75HA FOR A DYNAMIC MIX OF BUSINESSES



McConnell Property has managed the development of Titanium Park from its inception and land rezoning over a decade ago. This business park had great potential from the start: a natural transport hub, adjacent to two state highways, immediate access to Hamilton Airport and centrally located to Waikato agri-business. The unique zoning made our master plan for the 75ha Titanium Park cost effective for a dynamic mix of businesses. As a result, the Park has created a significant employment zone to the south of Hamilton, attracting tenants such as Visy and Torpedo 7.

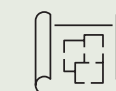
Titanium Park upheld key sustainability outcomes including ground soakage disposal of stormwater. The design guidelines encouraged other sustainable practices including rainwater harvesting and reuse, as evidenced by Visy's substantial water treatment and reuse facility.

Location: Hamilton Airport, Hamilton

Scope: A 75ha park designed to cater for large commercial, industrial, manufacturing and aviation enterprises.

Development value: § 9(2)(b)(ii)

Completion: 2005 — 2020



Developer

Meet the team



CRAIG HAYCOCK
Managing Director



"I admire our team's alignment of values and their unwavering commitment to our clients."

During his extensive 30-year career throughout NZ and the UK, Craig has acquired expertise in leadership, banking, property development and funds management. He has become highly skilled at delivering to multiple stakeholders across private, public, government and iwi sectors. Before joining MPL, Craig spent 9 years involved in several large residential development projects as owner and co-developer. He has also held roles as Executive General Manager at BNZ Partners, Head of Property Finance at BNZ, and General Manager – Wealth and Insurance at ASB.

Craig has a Bachelor of Agricultural Science (Valuation and Farm Management) from Massey, and Post Graduate Diploma in Business (Finance). He is a Chartered Member of the Institute of Directors, a Fellow of FINSIA, and has studied executive leadership at INSEAD. Craig currently sits as Chair and Non-Executive Director for companies involved in Housing for Disability and a Non-Bank Mortgage Fund.

DAVID MCCONNELL
Founder



"All our team have a ready wit, an instinct for great partnerships and the understanding of what vision can achieve when you keep at it faithfully."

David established McConnell Property in 1997. In his career, David has held a number of external governance positions: Director of Mercury, Director of Vodafone Events Centre, Deputy Chair of the Committee for Auckland, Chairman of the Advisory Board for University of Auckland Business School, NZ Real Estate Institute and Chair of Auckland Tourism, Events and Economic Development (ATEED).

David has a Bachelor of Engineering (Honours) from Canterbury University and an MBA from Kellogg School of Management, Northwestern University, Chicago.

He is a Fellow to the Institute of Professional Engineers. In 2006, David received the Sir Peter Blake Emerging Leadership Award and, in 2008, a prestigious Eisenhower Fellowship.

David stepped into the role of Managing Director for McConnell Property from December 2018 through to June 2023.

TREENA PATERSON
Commercial Manager



"We share a sense of pride in our ability to be straight-up, professional and considerate."

Responsible for establishing all operational and capital expenditure budgets, Treena has been a key part of MPL since its inception. With a sharp eye for detail and a passion for delivering great results for a project's stakeholders, Treena is inspired by MPL's sense of pride and ownership of its processes.

She is highly experienced in financial and statutory management, the financial structuring of complex projects, and the preparation and negotiation of structured finance facilities.

Treena is a qualified Chartered Accountant with a Bachelor of Business from AUT.

TONY MCKEE
Head of Buildings Development



"We're an efficient team of talented development managers who excel within a collaborative environment."

Tony leads MPL's Build-to-Rent (BTR) portfolio and other building operations, including the Takapuna BTR future development and Lorne Street Student Accommodation Project.

He brings 25 years' experience of large-scale developments to MPL, previously working on developments of national significance both locally and internationally that include Park Hyatt Auckland, Eden Park and Marina Bay Sands, Singapore.

He is driven by establishing a thriving BTR segment within New Zealand and fostering strong relationships with MPL's development partners.

Tony has a Bachelor of Civil Engineering (Honours) majoring in Structures from Auckland University.

KATE GUY
Senior Development Manager



"I appreciate the team's straight up, no surprises approach. We hold to our values and that enables us to deliver quality development solutions."

Kate has worked in the commercial property industry since graduating in 2003 and in 2007 became a Registered Valuer. While living in London, Kate worked at CB Richard Ellis as a Registered Valuer in the Investment Valuation Team.

Kate joined the McConnell Property Team in 2009 and has been involved in hotel and leisure projects including Kaurau Falls Village in Queenstown, Environment Court hearing processes, residential development in south Auckland, commercial and industrial developments in the Waikato and most recently Development Manager for the Teal on Orakei Basin apartments in Auckland.

COREY PENNEY

Development Manager
and Financial Analyst



"MPL has a special quality in their ability to always put people at the centre of commercial success."

Leading several significant transactions across MPL's built-form and land-development projects, Corey is responsible for the financial analysis and modelling of the company's projects.

He is dedicated to finding the right balance of commercial success and design excellence for stakeholders. Corey has years of experience across development management, feasibility and funding, as well as design and project management.

Corey is a Chartered Financial Analyst with a Bachelor of Property and a Bachelor of Business from Auckland University.

AIMEE CORNISH

Development Manager



"There's an incredible focus, passion and commitment across the team to achieve results collaboratively."

Working across MPL's built-form projects, Aimee brings a wealth of experience in the design, planning and delivery of large-scale, residential-led masterplan projects. Aimee strives to create vibrant places where people can thrive while ensuring commitments are met with a project's stakeholders and partners. Over the last few years, Aimee has delivered innovative design solutions for projects across London, including Elephant Park, International Quarter London and Silvertown.

Aimee has a background in design and project management with a Bachelor of Architectural Studies from Victoria University, Wellington.

NICK MITCHELL

Development Manager



"I'm always impressed how our team's professional acumen allows decisions to be made in a friendly, collaborative and constructive way."

Nick is passionate about creating places to live that offer an exceptional quality of life. Working across our land development portfolio, Nick brings his expertise in Urban Planning and Design to the MPL team. He has worked on a wide range of commercial and residential projects, including large-scale plan changes and more recently, developing retirement villages across New Zealand.

Nick brings with him a Masters of Urban Planning(Prof) and Urban Design(Hons) from the University of Auckland and a Bachelor of Geography from the University of Otago.

TONY WALSH

Marketing Head



"It's great to work at a place where the product consistently delivers on the promise of the marketing."

Tony has over two decades experience in the property industry working across the agency, funding and development sectors. He has in-depth experience in commercial, industrial and residential development.

His marketing skills include strategic planning, brand and identity development, and campaign management, including communications and media planning. He is a hands-on project leader who gets stuff done.

One of Tony's strengths is in partner integration and stakeholder engagement. Large-scale developments require cooperation and adherence to a vision from disparate groups in the public and private sector. Tony plays a pivotal part in enrolling and communicating with these groups.

In the early part of his career he spent a decade working in the petrochemical industry in Asia, Europe, the Middle East and the Caribbean. He has also been involved in several technology startups over the years, working with both Massey University and Auckland University Ice House.

NIGEL RICHARDS

Consultant and Advisory
Board Member



"What I'm most proud of is the respect the team engenders – from their peers, stakeholders and most importantly each other."

With a background in civil engineering, Nigel has over 30 years' experience in the property development and construction industry in the UK and New Zealand. While in the role of General Manager for McConnell Property, Nigel led the planning, marketing, funding and physical delivery aspects of some of the company's largest developments. He charted and led the company through the post-GFC environment to deliver a suite of mainly residential developments.

Prior to joining McConnell Property, Nigel was the Regional General Manager of Lend Lease Projects, overseeing several multi-million dollar projects including the \$450m Mangere wastewater treatment plant upgrade, Quay West apartments and PwC Tower.

Nigel has considerable experience in corporate advisory roles. He has led or completed real estate assignments for General Electric, Carter Holt Harvey, AMP, Housing New Zealand, Solid Energy, Manukau City Council and Goldman Sachs JBWere.

BRENDA ARMSTRONG

Executive Assistant



"There's a real satisfaction in being part of such a passionate and hard-working team of professionals."

Brenda has been with the McConnell team for over 21 years, and throughout that time she has made sure it is always an incredibly well-oiled machine. Brenda manages many of the merchant aspects of the business and provides the necessary discipline and accuracy to McConnell Property's communication and governance.

Governance

JIM BOULT

Chairman



Chairman, Jim Boulton is a man of many hats, which makes him invaluable in governance. Many know Jim as the Mayor of the Queenstown Lakes District Council.

Chairman, Jim Boulton is a man of many hats, which makes him invaluable in governance. Many know Jim as the Mayor of the Queenstown Lakes District Council. He has extensive business interests in many fields, including aviation, tourism, financial services, property, automotive, publishing and hospitality. His experience and reputation is outstanding.

Jim was made an Officer of the New Zealand Order of Merit for his contribution to the community and to the tourism industry in 2015. In 2016 he was given a Queenstown Chamber of Commerce Lifetime Achievement Award for his contribution to his home community. He was made a Fellow of the New Zealand Institute of Management in 2012. In 2020 he was made a Lifetime Member of the Child Cancer Foundation, recognising a 30- year contribution to the charity. He served as a director and CEO of Christchurch International Airport from 2003 until 2013. Under Jim's leadership, Christchurch International Airport was awarded the Jim Collins Award for an Outstanding Contribution to Aviation Safety.

CRAIG HAYCOCK

Managing Director



Craig has a wealth of experience in development, management and funding, gained during his extensive career throughout NZ and the UK.

Craig has a wealth of experience in development, management and funding. During his extensive career throughout NZ and the UK, he has become highly skilled at delivering to multiple stakeholders across private, public, government and iwi sectors. Over the last 9 years, he has been involved in several large residential development projects as owner and co-developer.

Craig holds a Bachelor of Agricultural Science (Valuation and Farm Management) from Massey, and Post Graduate Diploma in Business (Finance). He is also a Chartered Member of the Institute of Directors, a Fellow of FINSIA, and has studied executive leadership at INSEAD. Craig currently sits as a non-executive Director and Chair on companies involved in Housing for Disability and Non-Bank Financing.

NICK DEN HEIJER

Director



Nick has been involved with the McConnell Properties team since early 2000, and brings a wealth of knowledge to the board.

Nick has been involved with the McConnell Properties team since early 2000, and brings a wealth of knowledge to the board. He has over 25 years' experience as a chartered accountant and professional advisor to a range of high-net-worth individuals and mid-market businesses in technology, property and manufacturing.

Nick is a Director of Bentleys New Zealand, a professional services firm that he co-established in 2014. Previous to this he was a partner with Staples Rodway.

He is highly respected as a strategic advisor, assisting clients and boards with planning and decision-making to achieve their full potential. His skills in business sales have seen him devise strategies and manage sales processes, resulting in premium values for his clients and boards. He has advised on strategies that are designed to help companies grow with well-priced acquisitions contributing significantly to the overall enterprise values of the companies.

MIKE WARDLE

Member



Mike is an accomplished CFO with extensive international experience in the construction and property development sectors.

Mike is an accomplished CFO with extensive international experience in the construction and property development sectors.

Mike's core expertise is in the management of all finance aspects of the business which includes the monthly reporting to management, boards and banks; being a conduit between finance and the other operational units of the business (removing impediments to communication); managing risk (including insurance etc.), the internal and external audit process and tax compliance.

Mike has spent the past 25 years working with the McConnell Group. He has a CA and is a member of the Institute of Directors.

NIGEL RICHARDS

Member

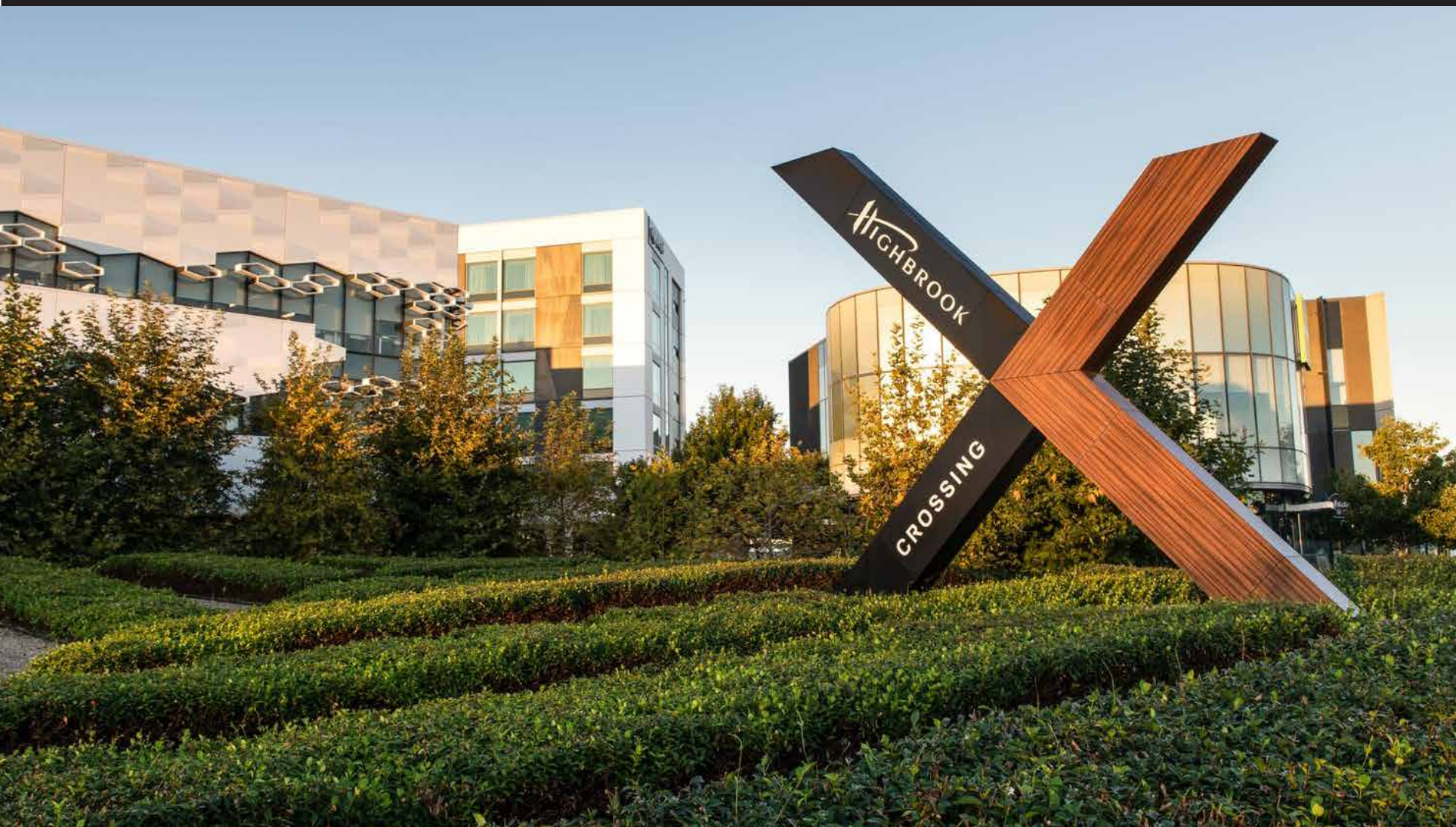


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Nigel's most recent role was as the General Manager of McConnell Property. During his time at MPL Nigel led the planning, marketing, funding and physical delivery aspects of some of the company's largest developments including Highbrook (Auckland) and Titanium (Hamilton) business parks, Ascot Central and the PwC Centre. In more recent years he has charted and led the company through the post-GFC environment to deliver a suite of predominantly residential-based developments.

Nigel has considerable experience in corporate advisory roles. He has led or completed real estate assignments for clients such as General Electric, Carter Holt Harvey, AMP, Housing New Zealand, Solid Energy, Manukau City Council and Goldman Sachs JB Were.



Highbrook Park is a 110ha business park 60ha of public reserve and 15kms of trails and cycleways.

TALK TO McCONNELL PROPERTY

David McConnell | Founder

s 9(2)(a)

Craig Haycock | Managing Director

s 9(2)(a)

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PO Box 614 | Auckland 1140 | New Zealand

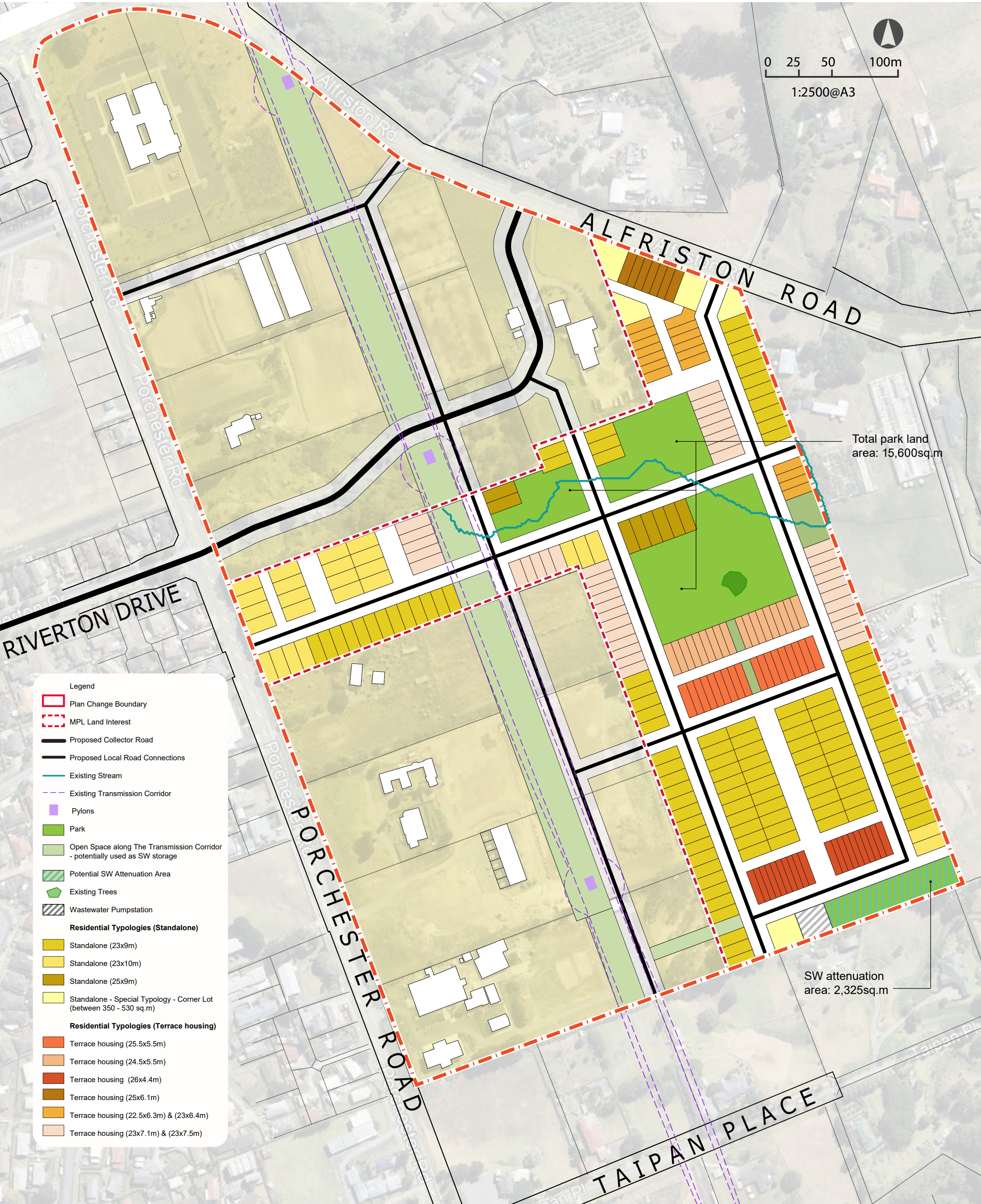
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Appendix 2

Masterplan (Boffa Miskell)

CONCEPT MASTERPLAN
PREFERRED OPTION

DRAFT
08 APRIL 2024



Appendix 3

Civil Engineering (Harrison Grierson)

Civil Infrastructure Memo for Fast Track Resource Consent

McConnell Developments Limited

TO: McConnell Developments Limited

HG PROJECT NO: A2414957.00

FROM: Harrison Grierson

DATE: 2 May 2024

Harrison Grierson Consultants (HG) has been engaged by McConnell Developments Limited (MDL) to provide technical commentary on civil infrastructure to support the proposed residential subdivision and development of 10.63ha of land at 1233 Alfriston Road and 479 Porchester Road, Ardmore (known as 'Randwick Rise').

This memo is provided to support an application by MDL to include its Randwick Rise landholdings in Schedule 2 of the Fast-track Approvals Bill and covers suitability of the site for residential subdivision consistent with the latest masterplan, and servicing of the site including the ability of existing infrastructure to service the proposed development.

1.0 BACKGROUND INFORMATION

The Randwick Rise landholdings at Ardmore are part of a larger 30ha block of land that MDL is preparing a private plan change application to Auckland Council to rezone current Future Urban Zone (FUZ) described in the Auckland Unitary Plan (AUP) to an operative residential zone (most likely Residential-Mixed Housing Urban zone).

The plan change area is located along the southeastern intersection of Alfriston Road and Porchester Road (refer **Figure 1**), with Randwick Rise being a large part of the plan change area. As the land is located directly adjacent to existing urban residential development, existing infrastructure is readily available for connection.



FIGURE 1: RANDWICK RISE DEVELOPMENT EXTENTS

2.0 SITE SUITABILITY

The Randwick Rise development area, and the wider plan change area, consists of gently rolling land with minimal fall. The highpoint of the Randwick Rise landholdings is at an RL of 29m in the north sloping down to an RL of 16m in the southeast corner. This 13m fall is over a distance of approximately 650m, representing a 2% fall from north to south. The land is therefore of a suitable topography for residential subdivision and development, and to promote an efficient earthworks design comprising shallow cut to fills across the majority of the site.

It is understood that geotechnical investigation of the plan change area by Tetra Tech Coffey has determined that the geology of the plan change area comprises surficial ash deposits underlain by approximately 4-5m of firm to very stiff alluvial silty clays and clayey silts. Dense sands are present to a depth of 5m. No borehole investigations encountered peat, which is present to the south of the Papakura Stream. Soils are similar to the western subdivision of Randwick Park and as such the site should expect to perform in a similar manner with minimal risk from settlement, dewatering or groundwater level changes.

The flood plain borders the plan change to the east and south. In respect to the Randwick Rise land, only land along and immediately adjacent to a stream and wetland that crosses the central portion of the site falls within the flood plain and this land will be incorporated into the stormwater management area for future site development.

Overall, from a land development perspective, the Randwick Rise landholdings are suitable for residential subdivision and development consistent with the latest masterplan for the site and subject to detailed civil engineering assessment and design at resource consent stage.

3.0 STORMWATER SERVICING

HG has prepared a stormwater technical memo, confirming a viable high-level management approach for the plan change area, compliant with schedule 2 and 4 of the Auckland Council Regionwide Stormwater Network Discharge Consent (NDC). The key items within the NDC are as follows:

- Pre to Post Stormwater Management
- SMAF hydrology mitigation
- Stormwater treatment

Compliance with the NDC will ensure that urban development of the Randwick Rise landholdings can occur whilst ensuring no adverse effects on surrounding properties and receiving environment.

3.1.1 STORMWATER MANAGEMENT

In principle, the plan change area can be split indicatively into four catchments, as shown in **Figure 2**. These catchments are largely defined by topography and drainage networks (including streams and overland flow paths), existing flood plain areas and a natural wetland (as defined under the National Policy for Freshwater Management (NPS-FM) located within the central eastern portion of the plan change area, ultimately discharging to the Papakura Stream.

As part of the preliminary stormwater management philosophy, capacity will be shown for 10-year and 100-year rainfall events with base flows maintained to the wetland. The Randwick Rise development area is largely contained within Catchments A and B and will be designed to ensure that 10-year and 100-year flows will not exceed pre-development peak discharge rates. Where attenuation is identified as being required, onsite proprietary devices or communal attenuation ponds will be implemented. The potential locations for attenuation ponds are indicated by the blue lozenges in **Figure 2** (please note that the blue lozenges are not indicative of pond size, which will need to be determined at Resource Consent stage).

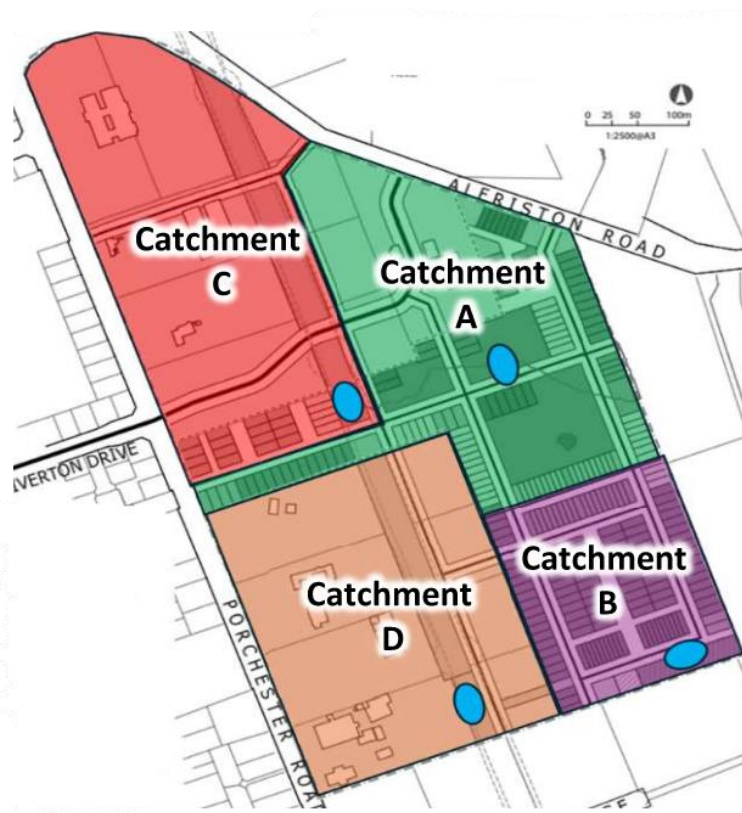


FIGURE 2: PRELIMINARY STORMWATER CATCHMENTS

3.1.2 HYDROLOGY MITIGATION

As part of the preliminary stormwater management philosophy, hydrology mitigation is proposed to relieve storm demands on the Papakura Stream. A minimum hydrology mitigation, in alignment with Auckland Council’s Stormwater Management Area Flow (SMAF) guidelines, will be implemented as part of development. This approach will mitigate stream flooding in frequent rainfall events.

3.1.3 STORMWATER TREATMENT

In alignment with the preliminary stormwater management philosophy, stormwater treatment will be provided for all high contaminant generating impervious areas. Treatment of these impervious surfaces (including roads) will be provided in accordance with Auckland Council approved GD01 treatment methods, including the use of inert building materials to ensure that natural features are not adversely affected by the development.

4.0 WASTEWATER SERVICING

As part of independent Veolia and Watercare future development planning for the FUZ area a “future connection point” has already been installed as part of their infrastructure network, as shown in **Figure 3**. This connection point is the most practicable connection point for the plan change area and for the Randwick Rise development. Preliminary investigations confirm a pumpstation will be required within the Randwick Rise, site to enable a connection to this the identified “future connection point”. Downstream capacity checks have not been performed to date, however, if there are any potential capacity issues as a result of the development, this can be managed within the Randwick Rise wastewater pumpstation, with off-peak pumping and extended storage facilities.



FIGURE 3: EXISTING WASTEWATER INFRASTRUCTURE

5.0 WATER SUPPLY SERVICING

An existing bulk supply connection is located at the intersection of Alfriston Road and Porchester Road connecting to the Redoubt Road water reservoir with a local 200 diameter feed running along the western boundary of Porchester Road (**Figure 4**). Extensions and connections to this line will be made to support the Randwick Rise development as required. No issues are envisaged preventing connection and extension of the network into Randwick Rise.



FIGURE 4: EXISTING WATER SUPPLY INFRASTRUCTURE

6.0 UTILITIES SERVICING

Due to the proximity of the Randwick Rise development to the existing urban area, no issues are envisaged in relation to utility servicing. Preliminary discussions with Chorus have confirmed that their network has capacity to service the development. Preliminary discussions with Vector are underway and no network capacity issues are envisaged.

7.0 CONCLUSION

The Randwick Rise development is suitable for listing within Schedule 2 of the Fast-Track Bill as a fast-track project. The Randwick Rise development area can be serviced by existing wider Ardmore infrastructure via existing capacity. Stormwater effects of development on the surrounding environment can be managed onsite to ensure no adverse effects on the surrounding environment and properties.

Appendix 4

Stormwater Memorandum (Harrison Grierson)

Technical Memo

RANDWICK RISE



Stormwater Memo for Fast Track Resource Consent Application

McConnell Developments Limited

TO: McConnell Developments Limited
FROM: Harrison Grierson

HG PROJECT NO: A2414957.00
DATE: 2 May 2024

1.0 PURPOSE

The purpose of this Technical Memo is to provide a summary of the stormwater aspects of proposed residential subdivision and development of 10.63ha of land at 1233 Alfriston Road and 479 Porchester Road, Ardmore (known as 'Randwick Rise') to support an application by McConnell Developments Limited (MDL) to include it's Randwick Rise landholdings in Schedule 2 of the Fast-track Approvals Bill.

This memo covers the following:

- An overview of the Papakura Stream catchment and its main physical and hydraulic characteristics;
- The hydraulic features of the site;
- Existing stormwater constraints associated with the site; and
- Stormwater management opportunities.

2.0 CATCHMENT CONTEXT

The Randwick Rise landholdings at Ardmore are part of a larger 30ha block of land that MDL is preparing a private plan change application to Auckland Council to rezone the land from Future Urban Zone as currently described in the Auckland Unitary Plan (AUP) to an operative residential zone (most likely Residential-Mixed Housing Urban zone).

The plan change area is located immediately upstream from the existing Takaanini urban area, as outlined in red in **Figure 1**. The land use of the site is currently rural.

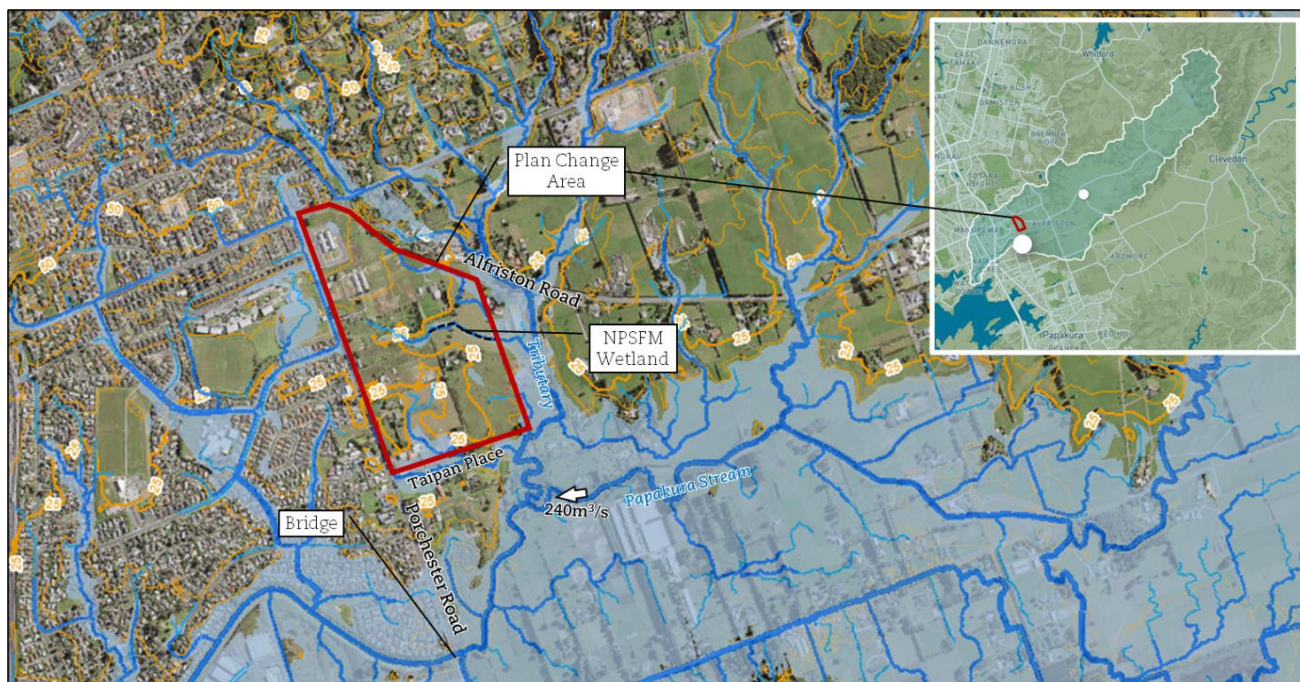


Figure 1 – The Plan Change Area Locality Diagram

The Randwick Rise site is located approximately midway in the Papakura Stream catchment. Upstream of the plan change area, the Papakura Stream catchment comprises approximately 4,100 hectares of rural land, flowing in a general south-westerly direction. From GeoMaps the Maximum Probable Development 1% Annual Exceedance Probability (AEP) flow is estimated at 240 m³/s.

With the exception of floodplain associated with low points on the site and along, the eastern boundary the development area is not indicated as being inundated in the 1% AEP MPD event (allowing for 3.8 degrees climate change).

Reviewing the data available on GeoMaps the following summary can be provided.:

- The majority of the Randwick Rise site area is outside of the 1% AEP floodplain (considering Maximum Probable Development and allowing for 3.8 degrees climate change).
- Within, and in the immediate vicinity of, the Randwick Rise area flooding is noted along the intermittent stream through the northern area of the site and with Taipan Place properties on the southern boundary of the development area.
- The Randwick Rise site does not receive flows from the FUZ area above the development with these flows being conveyed along the eastern boundary, or naturally diverts by Alfriston Road / Porchester Road along the western boundary.
- At Porchester Road downstream of the Randwick Rise site, the critical Time of Concentration (Tc) for the Papakura Stream is 8 hours. This is the time it would take to receive the maximum flows at Porchester Road in response to a rain event in the upper catchment. The plan change area, being lower in the catchment is likely to have a Tc of around 30 minutes once developed and so peak flow discharges will occur significantly ahead of the peak flows from the Papakura Stream itself.
- The estimated Tc for the Takaanini FUZ land above the Randwick Rise site is presented on GeoMaps at 1 hour, again meaning that peak flows from the Takaanini FUZ will discharge to the Papakura Stream prior to the rural peak.
- In summary, the plan change area, including the Randwick Rise development area, presents a self-contained sub-catchment that, subject to detailed design and stormwater modelling of that design, can be developed for urban residential activities independent of the wider Papakura Stream catchment and to avoid upstream and downstream flood risk.

From GeoMaps (refer **Figure 2** below) and a site walkover the main hydraulic feature on the Randwick Rise site is an intermittent stream and wetland area located in the northern area of the site. There are natural overland flowpaths identified on the site generally discharging across the eastern boundary to a tributary of the Papakura Stream. There is an additional overland flowpath discharging part of the southern site area across the southern boundary through the properties on Taipan Place to the Papakura Stream.



Figure 2 – 100-year Flood Inundation Map and Existing Site Features

The majority of the site has slopes less than 9% which makes it appropriate for most water sensitive design applications. Localised areas with steep terrain (>25% slope) are noted along the existing lot boundaries and within the intermittent stream, deeper flowpaths and wetland areas.

Preliminary ecological investigations by RMA Ecology (2022) have identified a wetland that qualifies as a 'natural wetland' under the National Policy Statement for Freshwater Management (NPS-FM) within 1233 Alfriston Road. Preliminary assessment of the stormwater management options for the Randwick Rise development indicate that this wetland can be incorporated into the stormwater management solution for the development with runoff needing to receive treatment prior to discharging into the wetland.

3.0 CATCHMENT CONSIDERATIONS

At a local level, natural overland flowpaths from the Randwick Rise site are indicated as discharging across the southern boundary and may impact existing residential properties on Taipan Place. The stormwater management approach for the Randwick Rise development will ensure that these properties are not adversely affected, whilst investigation of options to reduce downstream flood risk will be a design focus.

At a catchment-wide level, there are approximately 1,500 existing lots that are located within the 1% AEP floodplain at Takaanini / Manurewa East. The Randwick Rise development will need to demonstrate that there will be no increase in flood risk to these properties. It is noted that, due to the location of the Randwick Rise site relative to the Papakura Stream catchment, the proposed development will not be able to affect the floodplain upstream of the site.

4.0 HIGH-LEVEL STORMWATER MANAGEMENT APPROACH

The stormwater management for the plan change area and Randwick Rise development will comply with Schedules 2 and 4 of the Auckland Council Regionwide Stormwater Network Discharge Consent (NDC) requirements as follows:

- Treatment of all impervious surfaces using GD01 devices;
- Provide minimum SMAF hydrology mitigation; and
- Demonstrate adequate capacity in the downstream network for 10% and 1% AEP or attenuate flow to not exceed pre-development peak discharge rates.

Reviewing the NDC requirements, and completing an initial site assessment, has identified the following opportunities for integration of land use with stormwater management:

- Utilising otherwise undevelopable areas for stormwater management.
- Utilising the existing wetlands and intermittent stream to incorporate public amenity areas as well as stormwater management to protect the receiving environment.
- Flood risk to properties in Taipan Place can potentially be reduced through redirection of primary networks.

5.0 CONCLUSION

In summary, the plan change area, including the Randwick Rise development area, presents a self-contained sub-catchment that, subject to detailed design and stormwater modelling of that design, can be developed for urban residential activities independent of the wider Papakura Stream catchment and to avoid upstream and downstream flood risk.

The Randwick Rise site is suitable for development and for consideration as a fast-track project. The site is within the Takaanini FUZ but is immediately adjacent to the existing urban area. Although discharges from the site will be to the stream beyond the eastern boundary, these flows will be mitigated to reduce any negative impacts. The stream provides the drainage of the FUZ upstream area and will always be required for conveyance.

Subject to undertaking detailed modelling of the catchment, the development could potentially have significant positive benefits to residential properties on Taipan Place by the relocation of flowpaths to the east as opposed to the south.

Appendix 5

Transport Memorandum (Commute)

Appendix 6

Southern FTN Route



 Takaanini FTN Route - Manurewa Station to Papakura Station	 Rail Corridor
 Great South Road FTN Route - Manukau Bus Station to Drury Central Station	 Train stations
 Great South Road FTN Route - Manukau Bus Station to Drury Central Station	 Future Urban Area