

Response ID ANON-URZ4-5FKB-W

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 17:49:17

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Knight Investments Limited

2 Contact person

Contact person name:  
Doyle Smith

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:  
  
420 Airfield Road, RD 2, Papakura Takanini

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

Yes

Organisation:  
Russell McVeagh

Contact person:  
Daniel Minhinnick / Eve Boister

Phone number:  
s 9(2)(a)

Email address:  
s 9(2)(a)

Job title:  
Partner / Law Clerk

Please enter your service address:  
  
Vero Centre, Level 25, 48 Shortland Street, Auckland 1140

Section 1: Project location

Site address or location

Add the address or describe the location:

The Te Puru Business Park will be located at 867 and 885 Whitford-Maraetai Road ("Site"). Manukau Quarries Limited Partnership currently operates a quarry at the Site, but quarrying activities are nearing completion and rehabilitation works are underway on the Site.

Legal Description:

Lot 2 DP 54701 and Lot 2 DP 203289 held in certificate of title NA131D/767  
SEC 2 SO 487740 held in certificate of title 709887.

Note: on the locality plan stage 1 and 2 are outlined in blue and stage 3 is outlined in red.

File upload:

Locality plan.pdf was uploaded

Upload file here:

Te Puru Business Park Plan.pdf was uploaded

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

Yes

upload file:

Records of title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

All parcels comprising the Site are owned by Manukau Quarries Limited Partnership.

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 relationship between Knight Investments Limited and Manukau Quarries Limited Partnership is that they have a common shareholding. They are therefore able to undertake the work required for the project.

## Section 2: Project details

What is the project name?

Please write your answer here:

Te Puru Business Park

What is the project summary?

Please write your answer here:

The purpose of the project is to develop a business park and service area on almost 13 ha of land at 867 and 885 Whitford-Maraetai Road, located directly across the road from the existing commercial and retail area of Beachlands. This will provide for a significant increase in the availability of industrial and commercial service space in the Beachlands community to provide for local employment and service activities (including associated land modification works and infrastructure).

The project will potentially include the following activities: industrial activities, warehouses, distribution, motor vehicle sales/services, repair and maintenance activities, marine retail, wholesale, supermarket, service station, food/beverage services, trade retail, light manufacturing and servicing, ancillary offices, garden centre and freight depot.

What are the project details?

Please write your answer here:

The purpose of the project is to provide for local employment opportunities and increase the availability of service activities in the Beachlands community, which suffers a lack of available services and space for business activity.

The Site currently contains an end of life quarry (involving concurrent final rock extraction and pit remediation via a clean fill), rock processing yard, and an associated office building. Parts of this site are currently being remediated. It also contains activities associated with the extraction, treatment and commercial supply of water for the Beachlands area.

The Project involves the development of the Te Puru Business Park. Stages 1 and 2 of the project involve the construction of an industrial business park. Stage 3 involves a continuation of the project with additional activities for local employment and provision of local services.

The project comprises approximately 13ha and will comprise:

1. industrial activities (which includes light manufacturing, repair and maintenance activities and a freight depot)

2. warehouses
3. space for distribution
4. space for motor vehicle sales (given the recent consent to expand the Beachlands Marina)
5. marine retail space
6. a supermarket
7. a service station
8. space for wholesale services and trade retail
9. food and beverage service spaces
10. internal circulation and parking provision
11. extensive site landscaping

The Project has significant regional benefits for Auckland. It will create a space for businesses to increase local employment opportunities in a fast growing urban fringe setting with a landscaped environment that blends with the surrounding farms and the Te Puru Stream reserve area, including synergies with the recent consent to expand the Beachlands Marina). If fast-track consent is granted, construction of Stage 1,2 and 3 of the Project is anticipated to have a total impact on business activity in the Auckland region in the order of approximately 400 FTE employees. Importantly, these FTCs will be created in Beachlands, which currently has an undersupply of employment opportunities, having only 1.8ha of Industrial land. This causes many Beachlands residents to travel long distances for work, which creates significant traffic issues. The Project will help alleviate many of those issues.

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

Please write your answer here:

The project is currently anticipated to be completed in three stages, however, given the local demand, these may well be completed faster and in only one or two stages.

Stages 1 and 2

The layout is shown as per the plan locality plan that is attached. Stages 1 and 2 are outlined in red.

The first stage (which could commence immediately upon grant of consent under the FTCA subject to timing of the earthworks season) will consist of:

- Earthworks and creation of the roading (including the roundabout), which would commence in the first earthworks season following grant of consent. (Earthworks would need a maximum of one full earthworks season.)
- 2,734m<sup>2</sup> of Stage 1 industrial buildings would have construction completed within the first 12 months following earthworks.
- The remaining 2320m<sup>2</sup> of Stage 1 industrial buildings would be completed within 18 months following earthworks

A new private road to access the site and the wastewater treatment plant will also be established in Stage 1.

The second stage will occur following completion of the remaining pit filling activities and constructing the industrial yard spaces together with the extension to the internal roading. The second stage would be completed within approximately 6-12 months after completion of Stage 1.

Stage 3

Initial works will include an enabling works package which will include minimal works such as vegetation clearance, stormwater infrastructure in line with Auckland Council standards and practices. and further geotechnical investigations. Given the roll out of roading and infrastructure for access for service to the stage one and two sites this will be a much shorter period. All road works will be constructed according to Auckland Transport design standards.

The bulk earthworks, land modifications and civil construction is expected to begin in the first earthworks season following consent. This will be undertaken over one season . Following earthworks, construction of the buildings, carparking and extensive landscaping will occur.

Given the Applicant will be rolling out stage one and two at the same time, infrastructure including a wastewater treatment plant that service the stage 1 and 2 sites can be used by the stage 3 development speeding up completion of the project.

Knight Investments Limited will be in a position to rapidly lodge a consent application on the project being listed, and should consent be obtained, to implement that consent within a short time period following should consent be granted.

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

Please write your answer here:

Resource consents are sought under the Resource Management Act 1991.

Based on the Applicant's understanding of the Site, there are not anticipated to be any archaeological concerns with the Project. However, out of an abundance of caution the Applicant also seeks an archaeological authority under Heritage New Zealand Pouhere Taonga Act 2014.

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:

As at the date of this application, Knight Investments Limited is progressing a resource consent application for Stages 1 and 2 of the Te Puru Business Park through the Covid-19 Recovery (Fast-track Consenting) Act 2020 ("FTCA").

However, Knight Investments Limited wishes to have all three stages listed so as to allow the appropriate integration of the overall site. This will also provide a clearer view of the Project as a whole to the expert panel. No applications have been made for approvals on Stage 3 of the project.

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

No

Please explain your answer here:

The land to which the project relates is owned by Manukau Quarries Limited Partnership. The relationship between the landowner and the applicant is discussed above.

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

Please write your answer here:

Knight Investments Limited has existing funding that is set aside for the delivery of this project. It therefore has high levels of control over the timing of the Project. The applicant will therefore be able to carefully manage the design and quality of construction and it is vastly experienced in these areas. Detailed design planning will begin immediately following approval of this application. This will be refined through the consent process with technical input. Management plans required will be prepared in advance so that they will be ready to lodge with Auckland Council should the consent be granted.

This will be followed by the commencement of onsite works with pre-start conditions and management plans to be assessed so that earthworks could begin in the Summer of 2025-2026 or at an earlier stage if winter earthworks approvals can be obtained. Construction of buildings will then begin following completion of earthworks, this is expected to begin in March 2026 with full completion of the project expected in December 2027.

Funding is available to meet the timelines that are outlined.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The persons likely to be affected are as follows:

The iwi authorities whose area of interest includes the area in which the project occur are as follows (and confirmed by the Section 17 Report prepared for the Stages 1-2 FTC):

- a. Ngāi Tai ki Tāmaki Trust, representing Ngāi Tai ki Tāmaki iwi
- b. Ngāti Tamaoho Trust, representing Ngāti Tamaoho iwi
- c. Te Patukirikiri Iwi Trust, representing Te Patukirikiri iwi
- d. Ngāti Pāoa Iwi Trust and Ngāti Pāoa Trust Board, representing Ngāti Pāoa iwi
- e. Te Ākitai Waiohū Iwi Authority, representing Te Ākitai Waiohū iwi
- f. Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga iwi
- g. Ngāti Maru Rūnanga Trust, representing Ngāti Maru (Hauraki) iwi
- h. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā iwi
- i. Hako Tūpuna Trust, representing Ngāti Hako
- j. Te Whakakitenga o Waikato, representing Waikato Tainui iwi

Other iwi authorities, treaty settlement entities and parties which may have an interest in the project (as identified by the Section 17 Report prepared for the Stages 1-2 FTC):

Ngāti Te Ata  
Ngāti Koheriki

Other:

Auckland Transport may be affected if works are required in the Whitford-Maraetai Road designation area.  
Auckland Council

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:

Consultation with most iwi authorities has occurred in respect of Stages 1-2.

As part of the ongoing relationship with Ngāi Tai ki Tāmaki, the plans for the Stage 3 project have been raised – these have occurred overall several

meetings with no formal written communications occurring.

Knight Investments Limited has also been in contact with the Auckland Council and Franklin Local Board in respect of its aspirations for the wider site (which includes the Stage 3 area) who support the development particularly given the urgent need for local employment.

Mana Whenua Consultation undertaken:

Hako Tapuna Trust / Ngāti Hako: Emails sent in October, November and December 2023 requesting consultation with no response.

Ngāti Whanaunga

Incorporated Society / Ngāti Whanaunga: Emails sent in October, November and December 2023 requesting consultation with no response.

Ngāi Tai ki Tāmaki Trust / Ngāi Tai ki Tāmaki: Ngāi Tai ki Tāmaki registered their interest in response to Knight Investment Limited reaching out. This resulted in a meeting in August 2023 and a follow up meeting on site in October 2023 where the plans (including Stage 3) were set out on the project discussed and extensive consultation following.

Ngāti Maru Rūnanga Trust / Ngāti Maru: Emails sent in October, November and December 2023 requesting consultation with no response.

Ngāti Paoa Iwi Trust / Ngāti Pāoa: Emails sent in October, November and December 2023 requesting consultation with no response.

Ngāti Tamaoho Settlement Trust / Ngāti Tamaoho: Emails sent in October, November and December 2023 requesting consultation with no response.

Ngāti Tamatera Treaty Settlement Trust / Ngāti Tamaterā: Emails sent in October, November and December 2023 requesting consultation with no response.

Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū / Ngāti Te Ata: Ngāti Te Ata responded to the proposal with a Cultural Impact Assessment which has been considered in the design and effects of the project.

Te Ākitai Waiohū Settlement Trust / Te Ākitai Waiohū: Emails sent in October, November and December 2023 requesting consultation with no response.

Te Patukirikiri Iwi Trust / Te Patukirikiri: Email sent in October 2023 with response that Te Patukirikiri did not have an interest in the area.

Te Whakakitenga o Waikato Incorporated / Waikato: Emails sent in October, November and December 2023 requesting consultation with no response.

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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:

Not Applicable

#### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

There are no Treaty Settlement Statutory Acknowledgement areas identified by Auckland Council over this site or the surrounding neighbourhood. A Statutory Acknowledgement area for Ngāi Tai ki Tāmaki is in place over the Hauraki Gulf that surrounds Beachlands, but that does not directly apply to the project site addressed in this application.

The application does however falls within the area of interest covered by the following Treaty Settlements:

- (a) Ngāi Tai ki Tāmaki Claims Settlement Act 2018
- (b) Ngāti Tamaoho Claims Settlement Act 2018
- (c) Te Patukirikiri Deed of Settlement 2018
- (d) Ngāti Pāoa Deed of Settlement 2021
- (e) Te Ākitai Waiohū Iwi settlement Trust Deed of Settlement 2021
- (f) Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014

The principles of these settlements are set out below.

The Ngāi Tai ki Tāmaki Claims Settlement Act 2018 acknowledges the injustices suffered by Ngāi Tai ki Tāmaki providing for economic, social and cultural redress. It provides for land, cash and the right of first refusal of Crown lands as well as statutory acknowledgements and overlay classifications on sites of their interest as redress. Only Crown assets are involved and therefore the application site is unaffected by the redress offered.

The Ngāti Tamaoho Claims Settlement Act 2018 acknowledges the suffering of Ngāti Tamaoho providing for commercial and financial redress as well as the vesting of properties. Only Crown assets are involved in the redress offered and the application site is unaffected.

Te Patukirikiri Deed of Settlement 2018 acknowledges the suffered injustices of Te Patukirikiri in the form of an apology as well as financial and commercial redress, first rights of refusal to Crown land, vesting of property and statutory acknowledgements. Only Crown assets are involved and therefore the application site is unaffected by the redress offered.

The Ngāti Pāoa Deed of Settlement 2021 acknowledges the impaired economic, social and cultural development of Ngāti Pāoa. Redress is provided for in the form of land, cash, a right of first refusal to Crown lands, an agreed historical account, overlay classifications, statutory acknowledgements, statements of association and name changes to areas of interest. Only Crown assets are involved and therefore the application site is unaffected by the redress offered.

Te Ākitai Waiohua Iwi settlement Trust Deed of Settlement 2021 is yet to be introduced and enacted by Parliament. The deed of settlement seeks to provide redress for Te Ākitai Waiohua in the form of right of first refusal of Crown lands, leaseback agreements and statutory acknowledgements. Only Crown assets are involved and therefore the application site is unaffected by the redress that is sought.

Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 and its associated deed provide for the collective redress for the shared interests of the 13 iwi and hapū of the Tāmaki Collective. It does not settle any historical Treaty claims which are addressed through specific settlements with each iwi/hapū. The project is not within the listed maunga or motu and, as such, the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 is not applicable to the proposal.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

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

Please describe:

The Applicant has received advice from the technical experts referred to below. Initial indications from those experts can be provided on request.

The project is considered not to result in any long term, significant adverse effects on the environment.

The key potential adverse effects are addressed in general below:

Earthworks and construction effects – these will be managed in terms of the Auckland Unitary Plan rules and best practice methodologies (consistent with GD01) so as to minimise the loss of sediment and the potential for erosion (e.g. silt fences, sediment retention ponds, re-grassing and stabilisation at completion. Existing AUP rules also address construction noise)

Archaeology effects - Accidental discovery protocols will be implemented should earthworks reveal any unrecorded archaeological sites, noting that no archaeological sites have been noted or found in the area.

Cultural heritage and effects on Mana Whenua Values – the applicant has consulted/engaged with relevant iwi in respect of the project and will continue to do so.

Landscape and visual effects – the applicant's landscape and visual expert confirms that development within the current planning context will be a shift from rural to urban and will result in more than minor adverse effects on the landscape in that context. However, the site is adjacent to an existing retail precinct which assists to minimise the effects of this change.

Ecological effects – the Stage 3 area does not contain any significant areas of indigenous vegetation, streams or wetlands.

Effects on three waters infrastructure – the applicants engineers confirm that the area can be serviced with water and wastewater with a private wastewater treatment plant to be constructed as part of the project.

Effects on stormwater – the Stormwater Management Plan (SMP) that applies to Stages 1-2 can be expanded to ensure that stormwater quality and management outcomes can be achieved on-site through treatment and retention/detention devices while maintaining existing stream flows and without increasing potential flood risks downstream.

Transportation effects – the proposed private road (to be constructed as part of the Stage 1 works) has sufficient capacity to accommodate new accesses and the additional traffic generated by the development. The applicant's traffic engineer confirms that the Stage 3 development can safely accommodate additional traffic and that the existing transportation network (following completion of the Stage 1 works to the Whitford-Maraetai Road and roundabout) will operate safely and effectively. Public transport options and active mode facilities are also being constructed as part of Stage 1, providing alternative travel options for all users.

Economic effects – the applicant's economics expert identifies positive economic benefits and employment opportunities from this project. They confirm the immediate need for a local employment to provide for existing residents in the Beachlands vicinity, irrespective of this project. The Auckland Council and the Franklin Local Board are in support of this.

Climate change - The location is highly favourable in terms of minimising vehicle kilometres travelled by residents and reduced greenhouse gas emissions.

Risks from hazards and contamination – the contamination experts did not identify any hazard on the site. There have been no geotechnical hazards associated with the Stage 3 site. Flood hazard has been addressed under the stormwater section above.  
Reverse sensitivity effects – potential effects on adjoining rural activities can be managed through a combination of fencing, landscape and adherence to the surrounding environment noise standards (which also limit hours of operation etc).

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## Section 6: National policy statements and national environmental standards

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

Please write your answer here:

The project is considered to be consistent with, and give effect to, the following national policy statements and environmental standards.

### National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 enables the development of land and infrastructure for urban land uses while recognising the national significance of well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing (Objective 1 and Policy 1). The Project will provide additional employment opportunities within Beachlands. It will also provide much needed industrial services to the Beachlands community (eg light manufacturing, automotive repair and sales, warehousing and logistics, trade retail and services). These sectors currently represent the largest deficiencies in the Beachlands / Maraetai area.

### National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities. No stream diversions or reclamations, or wetland reclamations, are proposed or necessary. Development will require hydrological mitigation (e.g. communal wetlands, retention and detention devices).

### Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The National Environmental Standards for Freshwater 2020 ("NES-F") sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The project may require consents under the NES-F for earthworks/discharges within 100m of a wetland.

### National Policy Statement for Indigenous Biodiversity

The stage 3 area does not contain any mapped SEA or SNA's, and very little vegetation remains on this part of the site (especially following completions

of the Stage 1 area). The Stage 1-2 application found that there was unlikely to be potential for highly mobile fauna at the site, given the quarrying activities.

#### National Policy Statement for Highly Productive Land

The site's zonings are not general rural or rural production (or any equivalent zoning). The sites have been zoned as Rural-Countryside Living Zone and Special Purpose Quarry Zone. Thus clause 3.7(5)(a)(i) of the NPS-HPL is not met, and such the site does not meet the definition of "highly productive land".

#### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

A Preliminary Site Investigation (PSI) has been undertaken to confirm the nature and extent of any contamination that must be managed as a result of earthworks. There are not anticipated to be any consents required under the NES-CS.

File upload:

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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:

The fast-track process offers a number of advantages in terms of time over the standard RMA process. Public and limited notification is precluded under the Fast-track Approvals Bill. The panel is only permitted to invite comments from specified persons and a short timeframe is provided for comment. In the case of this project, it is the applicants view that few parties are affected in a more than minor way, based on the effects outlined in section 5 and how they will be managed. The process under the Fast Track Approvals Bill for providing comment at the Expert Panel Stage is appropriate and adequate to address the concerns of the project.

Given how integrated the works are in all the stages, with stages 1 and 2 providing important infrastructure to support the roll out stage 3 ahead of time, it is particularly important that these stages go through the fast-track process together. This will allow them to be processed in a more timely manner providing the consent panel with a clearer view of the design of the project.

While the applicant is confident that the effects of the Project can be managed through the design of the Te Puru Business Park and standard good practice particularly given all stages will be processed together there would be the potential for significant delays if the fast-track process was not available. A private plan change would be required to enable the anticipated development of Stage 3, followed by a resource consent process. Both these processes would be expected to require full public notification which would bring with it both delay and Environment Court Appeal risk. The use of the fast-track process will help expedite the consents whilst allowing opportunities for stakeholders to provide comment on all stages of the development which is more than sufficient for addressing any concerns while providing considerable time savings.

The time the consenting process would take under the Resource Management Act 1991 is expected to be a minimum of 3 to 5 years from preparation of the plan change request through to resolving any Environment Court appeals on the plan change, as well as time to apply and obtain the necessary resource consents. By contrast, the consenting timeframe under the fast-track process is likely to be less than 6 months. This is a significant time saving, compared to a standard process and will enable the regional benefits (through works on the ground and employment) some 2.5 to 4.5 years ahead of a standard process.

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

Please write your answer here:

Given all three stages of the project will be able to be progressed together there are clear efficiencies to the project being listed as a Schedule 2A project, as this will enable the stages to be progressed quickly, thereby facilitating integration.

The Fast Track Approvals Bill also provides significant advantages in streamlining the approval processes by bundling the processing of RMA consents and permissions needed under other frameworks. This includes processing RMA consents together archaeological authorities which are anticipated to be required for this project. Processing the consents, authorities together prevents the approvals process for the Project from becoming disjointed. The traditional disjointed separate system significantly delays works due to the different timeframes for consents and permits being granted. This fast-track framework is therefore clearly fit for purpose for the project given how it materially progresses consents permits and authorities with delivery at pace.

If Stage 3 isn't listed, referral will be sought to utilise the Fast Track Approvals Bill. On that basis, by listing this project under Schedule 2A substantially streamlines processing of this application for both the Ministry for the Environment staff, and the joint Ministers, allowing an Expert Panel to begin processing the application as soon as it is appointed with substantial benefits of fast-track process for the effective and efficient delivery of Stage 3.

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:

contribute to a well-functioning urban environment

Please explain your answer here:

The Project will significantly contribute to a well-functioning environment in Beachlands.

Beachlands is currently constrained by its transport infrastructure. The area is highly reliant on private vehicles and although there are public transport options (bus and ferry), they have limited frequency and capacity. Due to the severe lack of employment, education and community services in the Beachlands area, the current level of residential density does not align with Objective 1 of the National Policy Statement for Urban Development, which emphasises the importance of a well-functioning urban environments and quality compact urban form. As above, the Project provides employment opportunities and services provision within Beachlands. This will help Beachlands become a well-functioning urban environment

Plan Change 88 (PC 88) which was approved by the independent commissioners panel and is currently open to appeals applies to the Beachlands South area. It will significantly increase the amount of Residential Zone, Future Urban Zone and Mixed-Use Zone in Beachlands. This will result in significant expansion of residential areas in the community. The approved Residential Zone alone allows for some 3,000 new dwellings. The Future Urban zone is planned to cater for an additional 2,000 dwellings in the future. PC 88 does not, however, significantly alter the proportion of residents to local employment opportunities, and is likely to result in additional commuting to urban Auckland by new residents. The Te Puru proposal has an opportunity to significantly contribute to local employment and services, therefore reducing vehicle trips to urban Auckland for these. The project therefore provides for local employment and services in a strategic location in proximity to the areas where residential development has already recently occurred and also where it will be further enabled, complimenting the plan change.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The economic benefits of these types of projects (both during construction and once operation) have been consistently recognised through a number of fast track applications under the COVID-19 Recovery (Fast-track Consenting) Act 2020. There will be direct benefits for construction workers and project managers, architects, engineers and health and safety consulting service providers.

Economic benefits during construction

Construction has historically been a major driver for growth within New Zealand, directly employing about 308,500 people in residential, heavy and civil construction, and constructions services.

This project represents a \$50 to 60 million investment in the Beachlands community providing jobs in the construction phase which will provide jobs and flow-on economic benefits. There will also be associated financial and development contributions for the Auckland Council as part of the development as well.

Economic benefits during operation

The project will provide space for local businesses to operate out of. This will have the effect of in turn providing jobs for service professionals in the local area.

The project would also be cost effective in relation to local businesses, as the provision of on-site space will allow business growth within the local community. Further, capital expenditure and maintenance costs for infrastructure (such as drains and vehicle accessways) within the Site would be borne by Knight Investments Limited.

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:

Once operational the Project is expected to reduce the distance travelled by Beachlands residents to get to work and to local services (thus reducing Vehicle Kilometres Travelled and consequently CO2 emissions from vehicles). The Applicant proposes to assess those emissions savings in detail as part of the consenting panel stage.

In addition, the Project will:

- Utilise local contractors as much as possible;
- Utilise local suppliers as much as possible;
- Eco-source the planting as far as practicable (and depending on timing may be able to co-locate growing facilities with an onsite garden centre);
- Provide for active modes of transportation to access the site and communal charging facilities for EV vehicles/bicycles/scooters etc in the car parking area

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

Yes

Please explain your answer here:

Providing space for businesses to service the Beachlands community will allow for the provision of local services in times of disaster increasing social resilience in the community. The applicant is currently working with the local community on this point.

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?

No

Please explain your answer here:

The proposal is not envisaged by the sites zoning (being Rural Countryside Living), and thus the project is not consistent with the AUP in this regard. However, the RPS objectives and policies as relevant to rural coastal towns and villages also outline the growth and expansion of these areas. The policy approach to rural coastal towns and villages along with the proposed provision of employment and services provides for a resource consent path to achieve the RPS direction.

As Beachlands is a rural coastal town, the Future Development Strategy is not directly relevant in identifying growth in this area, and the Auckland Council has not yet published a strategy for rural coastal towns, however, Councillor Andy Baker has supported Stages 1 and 2 and identified the area as an opportunity to correct historic planning errors.

Anything else?

Please write your answer here:

The Project will have employment, benefits, economic benefits, traffic benefits and greenhouse gas benefits. For these reasons, both the development itself and use of the fast-track legislation promotes the sustainable management of natural and physical resources.

Through the current fast-track process, stages 1 and 2 of the Project has been supported by the Local Board and the Franklin Councillor.

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 project is significantly resilient to natural hazards and climate change, comprising no sensitive or vulnerable activities such as dwellings. Although the Auckland Council website identifies the Site being subject to a flood hazard, this is incorrect, and has not been updated to account for the quarrying and ongoing rehabilitation activities. The site already has in place a comprehensive Stormwater Management Plan which ensure that the site can manage potential flooding. This will not create any upstream or downstream effects. Provision for overland flow paths will be accounted for in the final design.

All engineering infrastructure will be sized and designed to allow for climate change.

## 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:

s 9(2)(b)(ii)

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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:

Doyle Smith

Important notes