

Response ID ANON-URZ4-5F9M-P

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 14:25:37

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Neil Construction Limited ('NCL') and Maraetai Land Development Limited ('MLDL')

2 Contact person

Contact person name:  
Philip Brown / Michelle Kemp

3 What is your job title

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

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
C/- Campbell Brown Planning Limited, PO Box 147001, Ponsonby, Auckland 1144

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

Yes  
  
Organisation:  
Campbell Brown Planning Limited  
  
Contact person:  
Philip Brown / Michelle Kemp  
  
Phone number:  
s 9(2)(a)  
  
Email address:  
s 9(2)(a)

Job title:  
Principal Planner, Campbell Brown Planning

Please enter your service address:  
  
Level 2, 46 Brown Street, Ponsonby, Auckland 1021

Section 1: Project location

Site address or location  
  
Add the address or describe the location:

98-100 Totara Road, Whenuapai, Auckland  
Lot 2 DP 81411 (NA38B/84)  
11.61 ha

102 Totara Road, Whenuapai, Auckland  
Lot 1 DP 53062 (NA4A/1477)  
4.7551 ha

Total site area: 16.3651 ha

File upload:  
Attachment A - Site Location Map.pdf was uploaded

Upload file here:  
No file uploaded

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

Yes

upload file:  
Attachment B - Record of Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

98-100 Totara Road: Roderick McCrae Harre and Andrea Elizabeth Flora Harre

102 Totara Road: Totara Gateway Trustee Limited as to a 1/2 share / Roderick McCrae Harre and Andrea Elizabeth Flora Harre as to a 1/2 share

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 applicants, NCL and MLDL, propose to develop the site as Joint Venture partners. MLDL has an unconditional agreement to purchase the land and NCL will bring its considerable development experience as part of the Neil Group, along with its associated entities, who have been involved in land development in the Auckland region for over 60 years.

## Section 2: Project details

What is the project name?

Please write your answer here:  
Whenuapai Green.

What is the project summary?

Please write your answer here:

The applicants propose to develop the 16.3651 ha site with up to approximately 453 residential dwellings and associated lots, in addition to Jointly Owned Access Lots (JOAL), public roads, recreation reserves and drainage reserves to vest.

Two development options are proposed under this application. The first being for approximately 453 residential dwellings, and the second being for approximately 346 dwellings with a balance lot of 2.79 ha at the northern end of the site for the Ministry of Education (MoE) to construct a new school.

The application seeks consent for up to approximately 453 residential dwellings, with the option of using the northern end of the site for a future school if wished.

What are the project details?

Please write your answer here:

The project proposes to develop the 16.3651 ha site with up to approximately 453 residential dwellings and associated lots in addition to JOAL, public roads, and recreation and drainage reserves to vest. A second development option is also proposed for approximately 346 residential dwellings, with a 2.79 ha balance lot at the northern end of the site for MoE to construct a future school.

The project has been comprehensively designed as a master-planned residential community. It is proposed to construct dwellings in range of typologies, including terraces, duplexes and detached dwellings, varying from one to two stories in height. The proposed lots and typologies have a range of sizes and bedrooms to provide for housing variety and choice. Concept masterplans for each of the two proposed development options are provided in Attachment C and D respectively.

The applicants have been in ongoing discussions with MoE regarding the potential purchase of the northern end of the land for a future school site. To accommodate this, whilst ensuring the land can still be developed in the event that MoE does not purchase the land, consent is sought for up to approximately 453 dwellings with the option to reduce the number of dwellings to approximately 346 and create the 2.79 ha balance lot for the future school site. If the school were to proceed, it would remove approximately 107 dwellings and two lengths of the internal roads within the northern part of the site. All other aspects of the project would generally remain the same.

The proposal includes the creation of a recreation reserve and multiple drainage reserves, including reserves around streams and other areas of the site prone to flooding. Riparian areas are proposed to be planted and landscaped.

Earthworks will be undertaken over the site to create the proposed residential blocks, and public roads, and for the installation of infrastructure and creation of building platforms. Reticulated services will be provided to each of the proposed lots, including wastewater, stormwater, and potable water.

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

Please write your answer here:

The application for inclusion as a listed project under the Fast-track Approvals Bill is supported by a Private Plan Change ('PPC') application that has been submitted by the applicants to Auckland Council in early April 2024. The PPC application is currently being reviewed by Auckland Council specialists and any Clause 23 requests are anticipated to be received in the coming month. The PPC proposes to rezone the site from Future Urban Zone to the Residential Mixed Housing Urban zone. It is anticipated that the PPC will take up to 18 months to be processed and a decision made.

On this basis the project will be undertaken across three stages, encompassing both earthworks, civil works, and the construction of dwellings. Earthworks will be undertaken across the site followed by civil works on a stage-by-stage basis to create the proposed residential blocks, and public roads, and for the installation of public infrastructure and building platforms.

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

Please write your answer here:

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

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

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

- E3 Lakes, rivers, streams, and wetlands
- E7 Taking, using, damming and diversion of water and drilling
- E8 Stormwater – Discharge and diversion
- E9 Stormwater quality – High contaminant generating car parks and high use roads
- E10 Stormwater management area – Flow 1 and Flow 2 (if PPC operative)
- E11 Land disturbance – Regional
- E12 Land disturbance – District
- E15 Vegetation Management
- E36 Natural Hazards and Flooding
- E38 Subdivision
- H5 Residential – Mixed Housing Urban Zone (if PPC operative)
- H18 Future Urban Zone (if PPC inoperative)

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

- Natural Resources: High-Use Aquifer Management Areas Overlay – Kumeu Waitemata Aquifer
- Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 232, Officers' Mess
- Infrastructure: Aircraft Noise Overlay – Whenuapai Airbase – noise control area (55dBA)
- Macroinvertebrate Community Index – Rural and Exotic control
- Airspace Restriction Designation - ID 4311, 'Defence purposes - protection of approach and departure paths (Whenuapai Air Base), in favour of the Minister of Defence.

The High-Use Aquifer Management Areas Overlay will not have a material impact on the project as no interaction is anticipated with groundwater aquifers. The Macroinvertebrate Community Index Control also has no impact on the project.

The Historic Heritage Overlay Extent of Place for the Officers' Mess extends a maximum of 5m into the site and is proposed to be removed from the site under the PPC. In the event that the Historic Heritage Overlay is still present on the site, no buildings are anticipated to be constructed in the area as it is located within the backyard of the proposed dwellings and no works are proposed to the physical Officers' Mess building which is not located on the site.

The Aircraft Noise Overlay is located across the northern tip of the site and the area is proposed to be a drainage reserve. Therefore, no dwellings are

proposed in the area and the rules of the overlay are not applicable.

The Airspace Restriction Designation requires approval from the New Zealand Defence Force ('NZDF') for land use and subdivision directly within the lower part of the runway approach paths, generally within 1km of the runway. The northern tip of the site is located within this area and approval from the NZDF will be obtained if any dwellings are located in this area.

The Environmental Due Diligence Investigation (Attachment E) has assessed the project under the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESC'). The investigation found lead-based paint contaminated soil halos around the dwellings on site, with a total area of 462m<sup>2</sup> and a total soil volume of 138.6m<sup>3</sup>. For a piece of land of this size (16.36ha) regulation 8 (3) allows for up to 8,185m<sup>3</sup> of soil disturbance, and up to 1,637m<sup>3</sup> of offsite disposal per year as a permitted activity. Remedial works required to address lead-impacted soils and to enable decommissioning of effluent disposal systems can readily meet the allowable 200m<sup>3</sup> under AUP E30.6.1.2. The volume of soil to be disturbed to address potentially contaminated soil and for the decommissioning of effluent disposal systems is deemed to fall comfortably within the volumes allowed as a permitted activity.

A Watercourse Classification Memo (Attachment F) has been prepared for the project. It is noted that, as part of the PPC, wetlands were determined to be located within watercourses A and B and therefore, consent under the National Policy Statement for Freshwater Management ('NPSFM') for works occurring within 10m of wetlands will be required as a Discretionary Activity under Clause 45 of the NPSFM.

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

Please write your answer here:

The relevant local authority is Auckland Council.

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

Please write your answer here:

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

It is noted that the applicant did previously seek consent under the Covid-19 Recovery (Fast-track Consenting) Act for the project, but it was ultimately declined by the Expert Consenting Panel due to the approach taken for development on Future Urban zoned land. The proposed development or the status of the site have not changed since the previous application, although a PPC is being processed to assign an urban residential zoning to the land.

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

No

Please explain your answer here:

No, the applicants have an unconditional agreement to purchase the land.

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

Please write your answer here:

This application for inclusion in the Fast-track Approvals Bill as a listed project is supported by a PPC that has been submitted by the applicants to Auckland Council in early April 2024. The PPC proposes to rezone the site from its current Future Urban Zone to the Residential – Mixed Housing Urban zone. It is anticipated that the PPC will take up to 18-months to be processed and a decision made.

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

- PPC operative by the end of 2025
- Fast Track Resource Consent (if accepted to use the process) submitted by early/mid-2025 and approved by end 2025
- Prepare engineering and building consents (enabling and building works) and gain approvals by mid-2026
- Site works including demolition, bulk earthworks and infrastructure commence by end -2026
- Stage 1 complete ready for dwelling construction from early 2029.

The applicants have advised that the project is construction ready, subject to obtaining resource consents, building consents and engineering plan approvals (EPA).

In regard to procurement, the applicants have well established relationships with a core design team and other consultants who will likely be appointed to complete the future detailed design for the project. Financing is in place for the entire project.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

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

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

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

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

A range of consultation has been undertaken as part of the previous fast-track application and for the PPC. The extensive consultation undertaken to date is considered to be relevant for this application as it is for a similar, if not identical development to those previously proposed and contributes to relevant background information for this project.

The applicants have undertaken discussions with both staff from MoE and the NZDF. Discussions with MoE established their significant interest in establishing a school on the site and this was the basis for proposing a development option that includes provision for a future school. It is anticipated that if this application is successful, more details on a future school can be provided. The applicants have an on-going dialogue with NZDF and are working with them as part of the PPC for the site to address any matters.

In addition to the above, as part of the PPC, the following persons have also been consulted:

- The following Auckland Council departments and Council Controlled Organisations ("CCOs"):
  - o Auckland Council Plans and Places
  - o Auckland Council Parks and Open Space
  - o Auckland Transport
  - o Watercare
  - o Healthy Waters
  - o Upper Harbour Local Board
- The following environmental groups:
  - o Herald Island Environment Group
  - o Royal Forest and Bird Protection Society
  - o Living Whenuapai
  - o Upper Waitemata Ecology Network
- Adjoining property owners at:
  - o 1 McCaw Avenue
  - o 3 McCaw Avenue
  - o 5 McCaw Avenue
  - o 7 McCaw Avenue
  - o 9 McCaw Avenue
  - o 11 McCaw Avenue
  - o 13 McCaw Avenue
  - o 15 McCaw Avenue
  - o 17 McCaw Avenue
  - o 19 McCaw Avenue
  - o 21 McCaw Avenue
  - o 23 McCaw Avenue
  - o 110A Totara Road
  - o 137 Totara Road
  - o 125-127 Totara Road

- o 123 Totara Road
- o 119-121 Totara Road
- o 115-117 Totara Road
- o 94-96 Totara Road
- o 113 Totara Road

- The following Mana Whenua groups:
  - o Te Kawerau ā Maki (Te Kawerau Iwi Settlement Trust)
  - o Ngāti Manuhiri (Manuhiri Kaitiaki Settlement Trust)
  - o Ngāti Maru (Ngāti Maru Rūnanga Trust)
  - o Ngāti Pāoa (Ngāti Pāoa Iwi Trust)
  - o Ngāti Pāoa (Ngāti Paoa Trust Board)
  - o Ngāti Te Ata (Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū)
  - o Ngāti Whātua o Kaipara (Ngā Maunga Whakahi o Kaipara Development Trust)
  - o Ngāti Whātua Ōrākei (Ngāti Whātua Ōrākei Trust)
  - o Te Rūnanga o Ngāti Whātua
  - o Te Ākitai Waiohū (Te Ākitai Waiohū Iwi Authority)

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

Engagement with local environment groups has involved outlining the protection and enhancement of many ecological areas on the site as part of the PPC. This includes riparian setbacks around streams and wetlands, in addition to extensive native planting across the riparian areas and elsewhere on the site. Provision for these aspects has been incorporated to ensure future development enabled by the PPC makes provision for them.

Adjoining property owners have been informed about the PPC and the applicants are open to meeting and discussing any matters as part of the PPC process, or through a Fast-track process.

The listed Mana Whenua groups have been contacted and informed about the PPC. No responses have been received from the majority of Mana Whenua groups at the time of this application, with the exception of Ngāti Manuhiri and Te Kawerau ā Maki. Ngāti Manuhiri deferred to whananga hapu with interests in the area. Te Kawerau ā Maki confirmed that the Cultural Impact Assessment ('CIA') prepared by them for the previous fast track application can be repurposed for the PPC. The Te Kawerau ā Maki CIA stated that they were not unsupportive of the PPC but made recommendations and sought to be involved with the development of the site. The applicants have incorporated their recommendations into the PPC and have continued to maintain correspondence with Te Kawerau ā Maki. Those CIA recommendations would also be incorporated into a Fast-track application where relevant or possible.

The applicants are committed to keeping an open dialogue with all persons outlined above as the PPC or Fast-track application progresses.

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

Please write your answer here:

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

## Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

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

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

The site is not directly located within any Statutory Acknowledgement Areas ('SAA') but is within proximity to the following SAA:

- Te Kawerau ā Maki
- Ngāi Tai ki Tāmaki

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

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

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

No

If yes, what are they?:

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

No

If yes, what are they?:

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

No

Has the applicant has secured the relevant landowners' consent?

Yes

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

No

If yes, what are they?:

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

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

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

Please describe:

The scale and nature of the project means that it has the potential to give rise to some adverse environmental effects. The below assessment considers the range of potential adverse effects, together with the methods that are proposed to avoid, remedy, or mitigate any such effects and concludes that the proposed development will not give rise to any significant adverse effects subject to imposition of conditions of consent.

### Ecology

A Stream Classification Memo has been prepared for the project (Attachment F). Two intermittent streams are located in the eastern areas of the site, a permanent stream in the eastern corner of the site, an artificial watercourse in the south-west corner and ephemeral overland flow paths along the western side of the site. As noted previously in this application, more recent investigations as part of the PPC have also determined that four natural wetlands are present within the intermittent watercourses. It is anticipated that the project may include some works within 10m of the streams and wetlands on the site, such as earthworks and a culverted stream crossing. It is considered that the works required within the riparian margins can be designed to mitigate any potential adverse effects to ensure there is no loss of ecological value or loss of freshwater habitat extent.

All intermittent and permanent watercourses on the site are proposed to be protected via riparian setbacks and drainage reserves. The streams will not be subject to reclamation or earthworks beyond the required culvert construction. The existing streams are significantly degraded as a result of long-term use as farm pasture, so the project includes significant planting and regeneration of the riparian areas on the site (as detailed in the Public Landscape Plan in Attachment G). Stormwater that is diverted to the streams will be treated via dry ponds, rain gardens and other treatment facilities located within the drainage reserves. It is therefore considered that the project will protect and enhance the ecological features on the site and will sufficiently mitigate any adverse effects.

### Traffic/Transport

An Integrated Transport Assessment has been prepared for the project (Attachment H). Overall, it is considered that the project is well-positioned from a transport perspective as it is supported by public transport connections, planned walking, and cycling connections, is well served by State Highway 16 and 18, and will integrate well with the local transport network with no inherent safety concerns. Furthermore, the assessment finds that the number of additional vehicle movements generated by the project will be insignificant in the context of the wider network.

The project proposes bus stops along Totara Road, an extensive pedestrian network across the site and pedestrian/cycle linkages to the adjacent residential area to the south. All units are proposed to have one car park and on-street parking is available across the internal street network. Local services and retail are within walking or cycling distance of the site, making it well placed for access to everyday amenities. JOAL's are proposed across the site to minimise vehicle crossings on to internal and surrounding roads and will improve pedestrian safety and reduce the potential for traffic conflicts.

The traffic modelling results demonstrate that the Totara Road/Dale Road/McCaw Avenue intersection will operate in free flowing conditions with the additional generated traffic. The Totara Road / Brigham Creek Road / Mamari Road intersection will operate well within the capacity of the intersection with minimal changes in delays. The development will be well served by public transport, walking, and cycling connections in the near future which are currently being planned by Te Tupu Ngātahi Supporting Growth and Waka Kotahi through the North West Auckland transport upgrades and SH16 Brigham Creek to Waimauku Safety Improvements, respectively

On this basis, there are no traffic engineering or transportation planning reasons to preclude development occurring on the site. The proposed development will be appropriately supported by a new road network and upgrades to the existing road network to maintain appropriate levels of safety and efficiency on the surrounding road network. Overall, any adverse effects on to the transport network can be appropriately mitigated.

### Urban Design and Neighbourhood Character

The concept masterplan(s) (Attachment C and D) for the site have been developed with specialist urban design input to form the site layout and development pattern. The proposed development incorporates a number of desirable urban design outcomes, including:

- A connected movement network with minimal cul-de-sac use, and a legible street layout;
- Retention and enhancement of natural site features, with particular reference to the stream system that traverses the land;
- Use of back lanes to ensure active frontages to public streets and limited number of vehicle crossings;
- Provision of appropriate areas of public open space, which extensive frontage to public streets and with active surveillance from adjacent dwellings;



- A mix of residential typologies, providing for a range of homes of varying sizes and formats including terraced, duplex, and standalone;
- Careful consideration of street orientation to provide good access to sunlight for each proposed lot; and
- Extensive road frontage for the potential school site if that option is progressed.

For these reasons, the project is considered to have less than minor adverse effects in regard to urban design and neighbourhood character.

#### Infrastructure Servicing

An Infrastructure Report has been prepared for the project (Attachment I) together with Engineering Plans (Attachment J). Connections to the public stormwater, wastewater, water supply and general utility networks can be provided to service the proposed development.

A new public wastewater pipe network and pump station are proposed to service the site and will be designed in accordance with Watercare requirements. Public water supply will be provided across the site via principal and rider mains with individual connections to each lot. Power and telephone services will be extended across the site to serve the individual lots.

A new public stormwater network is proposed for the site to convey stormwater flows into stormwater dry basins that will provide extended detention for impervious areas of the development. A Stormwater Management Plan is also provided in Attachment K. Stormwater systems will be provided to mitigate volumes in compliance with SMAF requirements and stormwater runoff will be treated onsite before discharging. Individual lots will be provided with tanks to provide stormwater retention for on-site use requirements. Therefore, it is concluded that any adverse stormwater runoff effects or other effects associated with drainage infrastructure will be suitably managed and less than minor.

#### Earthworks

Earthworks are outlined in the Infrastructure Report (Attachment I) and Engineering Plans (Attachment J). Earthworks will be required to form suitable building platforms, site levels, a culvert, road grades, and stormwater drainage reserves. The proposed earthworks will employ the appropriate site management and monitoring, and the proposed earthworks will be undertaken in a way that ensures that any potential adverse effects will be less than minor. Erosion and sediment control will be implemented in accordance with GD05, while splitting the site into a number of catchments to enhance effectiveness. The methodology utilises dust suppressant methods, controlled positioning of stockpiles, four temporary silt retention ponds, stabilised vehicle entrances, decanting earth bunds, clean water diversion bunds, grassing of exposed earth, and the construction of super silt fences downslope of all earthworks. It is considered that sediment will be appropriately controlled on site to mitigate run-off onto adjacent sites or the public realm.

#### Flooding

All matters pertaining to flooding hazards have been assessed as part of the overall stormwater management strategy for the subdivision, the details of which are outlined in the Stormwater Management Plan (Attachment K). It is considered that the hazards will be appropriately conveyed/directed within the proposed infrastructure to avoid risk of flooding on site or in the vicinity. As previously mentioned, the proposed stormwater management in this application has been designed to be in accordance with the SMP and the approach adopted on adjacent sites within the catchment. Once the SMP is provisionally approved and formally adopted under the NDC, the intention is for these stormwater assets to then be vested with Auckland Council for ownership and ongoing management thereafter. The separate stormwater discharge consent sought as part of this application would then be surrendered as appropriate.

The future buildings in each lot will have a minimum freeboard of 300mm (for non-habitable rooms) and 500mm (for habitable rooms) above the maximum calculated flood level RLs. It is not considered that any flood would be exacerbated by the proposal, nor would any effects arise on adjacent sites, as the flows off the site would be controlled and contained.

#### Geotechnical

A Geotechnical Investigation Report has been prepared for the project (Attachment L). The investigation found that no stability issues that might curtail or impede development of the land are anticipated. The subsoils encountered beneath the site are considered suitable to be able to support up to 300kPa geotechnical ultimate bearing pressures from conventional NZS 3604 type structures. Provided that slope stability management methods and improvement works outlined in section 7 of the Geotechnical Investigation Report are undertaken, the site will be stable and suitable for the proposed development. As a result, land stability in this locality is not considered to be at risk. Therefore, any potential adverse effects linked to land stability and interaction with groundwater as a result of this project upon the receiving environment would be less than minor.

#### Contamination

Environmental Due Diligence Investigations (Attachment E) have been undertaken for the site. The investigation found lead-based paint contaminated soil halos around the dwellings on site, with a total area of 462m<sup>2</sup> and a total soil volume of 138.6m<sup>3</sup>. For a piece of land of this size (16.36ha) regulation 8 (3) allows for up to 8,185m<sup>3</sup> of soil disturbance, and up to 1,637m<sup>3</sup> of offsite disposal per year as a permitted activity. Remedial works required to address lead-impacted soils and to decommissioning of effluent disposal systems can readily meet the allowable 200m<sup>3</sup> under AUP E30.6.1.2. The volume of soil to be disturbed to address potentially contaminated soil and for the decommissioning of effluent disposal systems is deemed to fall comfortably within the volumes allowed as a permitted activity. Outside of areas specified for remediation, it is considered highly unlikely that the development of the wider site would result in any risk to human health or environmental health.

#### Archaeological

An Archaeological Assessment (Attachment M) has been undertaken for the site. While there is traditional evidence of Māori settlement and occupation around the wider Upper Harbour area, no archaeological sites have been identified within 500m of the site. The Whenuapai area saw early European settlement from the 1860s, but there is no record of early occupation on the site itself, although tree felling, gum digging, and stock grazing is likely. The

site therefore has no known archaeological value or significance. No archaeological sites have previously been recorded or recently identified on the site. The likelihood of encountering intact subsurface archaeological deposits during the proposed development is considered to be low. Notwithstanding this, there remains a possibility and as such accidental discovery protocols are proposed within the draft conditions in Appendix 1. It is understood that the absence of archaeology does not necessarily equate to absence of cultural activity and cultural value. For these reasons, it is considered that the proposed development will have no adverse effects on archaeological values or remains.

#### Economic

The employment associated with creating and/or maintaining full time roles as a result of the development through the three-stage subdivision construction period and the five years of house building are estimated in the following summary.

The subdivision works will be contracted out to a main civil engineering and earthworks contractor who is likely to be a large Auckland-based construction company employing both direct labour and sub-contractors. Some specialised work will also be contracted out directly by the applicant for landscaping and services supply.

The house construction works will be carried out by a number of different housing developers that will commence work on the residential lots once the 224c certificates have been issued by Council for the approval of the subdivision works. It is likely that many of these builders will seek to purchase lots ahead of the completion of the subdivision works.

The accepted methodology for the calculation of employment generators is to use spending multipliers for all the contract works depending upon the timing of the spend. Insight Economics Limited has provided the current spending multipliers which are applied to calculate both the direct component, which measures the increase in employment associated with the building contractor themselves and their direct suppliers (i.e. sub-contractors). The flow-on effects measure the impacts of wider supply chain spending (spending by sub-contractors with their own suppliers) and the induced effects of additional spending caused by the overall increases in employment. The latter (the induced effect) captures the fact that the building work increases employment and therefore boosts household incomes, some of which will be spent in the local economy and hence give rise to further economic impacts.

#### s 9(2)(b)(ii)

Note that land cost is not included in this calculation as it is assumed to be a sunk cost which generates no further additional employment. Costs are estimated using current figures with no allowance for inflation over the project period.

People will be employed throughout the period of the subdivision construction to both supervise and manage the works on site as a mix of full time and part time employees and consultants. The civil engineering works will be carried out by contractors' employees in order to create all roading, services, culverts, landscaping, and other works necessary to give effect to the subdivision resource consent and the approved engineering design. Once each stage of the subdivision works is completed, Council will issue a 224c certificate and separate freehold titles can be applied for. Housing construction can commence once the 224c certificate is issued for each stage of the subdivision works and possession of the individual sites passes to the housing developer.

On this basis, the project will generate considerable economic benefits.

#### Noise

The Whenuapai Airbase Aircraft Noise Overlay published in the AUP planning maps is shown in Figure 4 above. The overlay consists of two aircraft noise boundaries defined as 55 dB Ldn and 65 dB Ldn noise boundaries. The northern part of the proposed Whenuapai Green site is between the 55 and 65 dB Ldn boundaries and is therefore subject to the applicable rules and standards in Chapter D24 of the AUP.

The proposal has been designed to avoid residential dwellings beneath the Aircraft Noise overlay. The area at the northern tip of the site will be allocated as public drainage reserve, so will not contain any residential dwellings. Other environmental noise sources can be mitigated through the selection and use of appropriate materials at the time of house construction.

#### Effects on Māori Cultural Values

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

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

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

Please write your answer here:

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

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

The investigation found lead-based paint contaminated soil halos around the dwellings on site, with a total area of 462m<sup>2</sup> and a total soil volume of 138.6m<sup>3</sup>. For a piece of land of this size (16.36ha) regulation 8 (3) of the NESC'S allows for up to 8,185m<sup>3</sup> of soil disturbance, and up to 1,637m<sup>3</sup> of offsite disposal per year as a permitted activity. Remedial works required to address lead-impacted soils and to decommissioning of effluent disposal systems can readily meet the allowable 200m<sup>3</sup> under AUP E30.6.1.2. The volume of soil to be disturbed to address potentially contaminated soil and for the decommissioning of effluent disposal systems is deemed to fall comfortably within the volumes allowed as a permitted activity.

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

The Watercourse Classification Memo (Attachment F) identified permanent and intermittent streams on the site. As part of further investigations undertaken on the site, four natural wetlands are present within the intermittent streams.

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

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

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

In this instance, adverse effects on the stream system and the natural wetlands identified on the site are avoided in accordance with (a) above, as the wetlands are to remain in place and the riparian areas enhanced with planting. The project has been designed to avoid any works within the wetland and works required within 10m of the wetlands can be effectively designed and/or mitigated to ensure there is no partial drainage of any natural wetland or loss of ecological value. Stormwater discharges to the stream are proposed but will be designed to manage flows and will provide quality treatment.

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

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

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

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

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

- The extensive planting of riparian margins will ensure that the overall health and well-being of the freshwater resource is maintained or enhanced. This accords with, and gives effect to, the concept of Te Mana o te Wai (Policy 1);
- The applicants have actively engaged with mana whenua, who have provided a cultural values assessment and recommendations that the applicant has accepted. This will ensure that Māori freshwater values are effectively identified and provided for through the project (Policy 2);
- The proposal will include substantial planting and enhancement of the stream network on the site, and its permanent protection through the management of riparian margins, to provide for integrated management of the freshwater resource across the site and catchment (Policy 3);
- The 1% AEP flood plains associated with the streams on site will be managed to protect against the risks associated with flooding and have been modelled to make additional allowance for the future effects of climate change. Substantial planting that is proposed around the stream network will be of benefit in offsetting carbon release arising from development activity (Policy 4);
- The current stream network on the site is degraded. The proposal seeks to preserve and substantially enhance the streams on the site (Policy 5);
- The proposal will not result in the loss (or reduction in extent) of any natural wetlands (Policy 6);
- Freshwater features are to be retained, improved, and permanently protected through their location within riparian margins that are contained within drainage reserves (Policy 7);
- The site does not contain any existing water bodies that could be categorised as outstanding (Policy 8);

- The existing degraded condition of the streams on site does not provide a habitat conducive to indigenous freshwater species. The freshwater network on site, post-development and after enhancement planting, is expected to provide a far better habitat for indigenous freshwater species (Policy 9);
- Overall, the project enables communities to provide for their social, economic, and cultural wellbeing (through the establishment of additional housing capacity) and in a way that is consistent with the NPSFM (Policy 15).

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

#### New Zealand Coastal Policy Statement 2010 (NZCPS)

The proposal is well removed from the coast and the proposal has limited application to the New Zealand Coastal Policy Statement 2010 ('NZCPS'). However, for completeness, we note that the NZCPS sets out a range of objectives and policies to achieve the purpose of the RMA in relation to New Zealand's coastal environment, providing guidance for local authorities in their day-to-day management.

The NZCPS includes 7 objectives. Objective 1 which seeks to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems. Given the relatively remote location of the site relative to the coast, the potential for development impact on the coastal environment stems primarily from stormwater discharges and their potential effect on coastal water quality. Objective 3 recognises and protects characteristics of the coastal environment that are of special value to tangata whenua. Objective 6 also seeks to enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.

Policies 21, 22 and 23 are centred on ensuring that the water quality of the coastal environment is enhanced. In the case of the subject proposal, a range of low impact design measures have been incorporated into the design of the infrastructure for the development, as part of the requirements of the Stormwater Management Plan. Control of the required earthworks through the implementation of sediment and erosion controls will manage any potential sedimentation issues that could impact the coastal environment. Overall, the proposal is not considered to be contrary to the NZCPS.

#### National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 ('NPSUD') applies to planning decisions by any local authority that affect an urban environment. The NPSUD represents a significant change to national planning policy and affects all district plans for growth areas and all decisions made by planning authorities in those areas.

Section 75(3)(a) of the RMA states that district plans must give effect to a national policy statement, and s104(1)(b)(iii) states that a consent authority must have regard to any relevant provisions of a national policy statement when considering an application for resource consent.

Objective 1 of the NPSUD seeks to ensure that New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 2 seeks that planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 6 seeks that planning decisions on urban development are (amongst other things) responsive, particularly in relation to proposals that would supply significant development capacity.

The objectives are given effect to by the more directive NPSUD policies. In particular, Policy 1 directs that planning decisions contribute to well-functioning urban environments that enable a variety of homes that meet the needs, in terms of type, price, and location, of different households; and have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.

It is considered that the proposal gives effect to this policy, given the ongoing shortage of housing in the Auckland Region. The housing in this location will have good access to jobs in the nearby Whenuapai, Westgate and Hobsonville employment areas. The likely establishment of the school on the site will also provide good accessibility for the future residents to primary education. Proposed parks and open spaces will be provided for within the site, to enhance the pleasantness of the neighbourhood and enable local recreation. Public transport services are available on Totara Road.

Policy 2 requires local authorities to provide at least sufficient development capacity to meet expected demand for housing over the short term, medium term, and long term. While that may be occurring on a region-wide basis, there is strong housing demand in the north-west part of the region and the withdrawal by Council of its plan change to urbanise a substantial area of Whenuapai (PC5) means that Council is unlikely to be able to address that demand.

Policy 6 seeks that decision makers should have particular regard to any relevant contribution that will be made to meeting the requirements of the NPSUD to provide or realise development capacity. The proposal will make a significant contribution to housing stock in this location. Policy 6 also makes it clear that significant changes to planned urban built form are likely to arise in order to give effect to the NPSUD (such as by providing increased and varied housing densities and types) and that such changes may detract from amenity values but are not of themselves considered to be an adverse effect.

It is clear that the NPSUD requires a 'step change' in planning for urban areas that are experiencing rapid growth. This further confirms the appropriateness of the proposal in the context of the broader planning framework, particularly due to its ability to provide a large number of additional dwellings where strong demand currently exists.

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

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## Section 7: Eligibility

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

Yes

Please explain your answer here:

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

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

Overall, the project would progress considerably faster under the fast-track process than the standard consenting process.

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

Please write your answer here:

The project will not have an impact on the efficient operation of the fast-track process. The project is significantly progressed in terms of plans and reports to support a resource consent application under the fast-track process. The applicant has engaged and formed a working relationship with a core consultant team and, should the application be successful, the consultant team will be able to prepare the necessary information to support the resource consent application.

It is also noted that NCL and its associated entities have been involved in land development in the Auckland region for over 60 years. NCL has considerable development experience and is well placed to deliver the proposed master planned residential development. With regards to funding the project, the applicants have financing in place for the entirety of the project.

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

Local government plan or strategy

Please explain your answer here:

Auckland's north-west has been identified for future urban growth since the late-1990's/early 2000's and a number of strategic documents from the last two decades that have helped inform Council's current plans and strategies for urban growth in the north-west. These strategies include the Auckland Regional Growth Strategy, prepared in 1999, that identified Whenuapai as a growth node. In 2010, the 'best for West' – Growth Management Strategy was published by the former Waitakere City Council. The strategy identified development opportunities at Redhills, Trig Road and Whenuapai and prioritised structure planning for the Whenuapai Business Area and Hobsonville Corridor West.

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

The Auckland Plan 2050 also identifies Westgate as an emerging node of Auckland and a centre of future urban development, this includes Whenuapai. The Plan acknowledges the strategic location of Westgate in relation to State Highways 16 and 18, and other connections to the wider Auckland region. Significant investment in future transport and infrastructure projects have been undertaken or are planned to be undertaken to support the future growth of the north-west.

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

On this basis, it is considered that the proposed development is located in an area that has been earmarked for growth for a significant period of time and will significantly contribute to achieving the vision for the north-west area, being a master-planned residential community within close proximity to employment and commercial centres, community and recreation facilities, and key transport links. The project is aligned with the vision for Whenuapai as evidenced by a range of plans and strategies that have been developed for the north-west region.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver regionally significant infrastructure as it will significantly contribute to the supply of housing in an area earmarked for future residential growth. The project will facilitate the provision of a range of infrastructure and upgrades to existing infrastructure. The project will generate significant contributions to the economic and social wellbeing of people in Whenuapai and the wider Auckland region. The project will create significant employment opportunities and contribute greatly to both the local and wider Auckland economy, whilst also achieving positive environmental outcomes and increased productivity for land that will otherwise remain in a state of limbo and underutilised in a time where housing is greatly needed.

The project includes a range of roading, wastewater, stormwater and water infrastructure that will be provided to support not only the site but the wider surrounding area. Road upgrades will enable access to the site to be of a modern standard and the provision of bus stops will provide connections to the greater public transport network. The provision of three waters infrastructure will enable the site to be sufficiently serviced, whilst also providing connections for the surrounding area to utilise. The infrastructure associated with the project will greatly benefit the local and wider area through the ongoing investment and commitment to provide high-quality housing in an area that has been identified for growth in a time where there is increasing demand for this type of housing.

The project will deliver up to approximately 453 dwellings in a range of typologies and sizes to increase housing variety and choice in the area. The range of housing typologies proposed will provide more affordable housing options at a time when house prices are rapidly escalating and moving beyond the reach of many Auckland residents. The proposed terraced housing in particular provides a more affordable option due to the smaller lot sizes and the resultant lower land component in the overall housing cost.

The project is a logical extension of the recently developed residential areas in Whenuapai and will further increase the variety of housing available in the area. The project is considered to provide a high degree of confidence that the necessary physical and social infrastructure can be appropriately provided for. The project is located in an optimal location to key transport connections, retail and commercial centres, community facilities and outdoor space. The provision of housing in this location will greatly assist with supporting local businesses in the Whenuapai town centre, Westgate and Hobsonville commercial centres.

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

The project facilitating the provision of a public school will also greatly benefit both the local area and wider region. Whenuapai is currently only serviced by a kindergarten and a primary school, and its anticipated population growth will need to be supported by more schools. Through discussions with MoE, they have expressed significant interest in obtaining the site for a future school due to the lack of schools in the area and the growing pressures from the residential growth in the area. The likely establishment of a school will provide not only the future residents with good access to school facilities, but also the wider surrounding area. There are limited sites that are readily available for the establishment of a school in the Whenuapai centre, and the project site is considered the ideal location for a school to be located, due to its proximity to the town centre and existing residential areas. The provision of a school on the site would generate significant regional benefits that go beyond just the local area but extend to the wider north-west region.

Overall, the project will provide for regionally significant infrastructure through the provision of housing and a potential public school. The project includes a range of infrastructure and upgrades to existing infrastructure and will provide for the economic, social, and environmental well-being of Whenuapai and the wider Auckland region.

Will the project:

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

Please explain your answer here:

The project will considerably contribute to the supply of housing and addresses specific needs whilst contributing to a well-functioning urban environment, as highlighted by the below assessment:

- Should the project be accepted as a listed project under the Fast-track Approvals Bill, it will accelerate the delivery of up to approximately 453 dwellings for the Auckland region. New Zealand is currently experiencing a housing crisis and a shortage of affordable housing, and the project will greatly contribute to both the supply of housing, but also more affordable housing options.
- The site is located within close proximity to public transport and makes efficient use of an existing future urban zoned site to provide a significant contribution to the housing supply needs of Auckland.
- There is a growing need for more affordable housing and the project will contribute to this by providing a range of housing typologies, such as detached, duplexes and terraced dwellings that cater for a range of needs and price points. The project directly responds to the growing demand for housing in a desirable location.
- The project will create positive effects on the social and cultural wellbeing of current and future generations through job generation and increased supply of highly sought after housing typologies.
- The proposed development has already undergone a considerable design process and will contribute to a well-functioning urban environment as it provides additional housing in an area that is anticipated to have significant population growth. The provision of housing will provide for people's economic and social benefits, whilst the future recreation reserve, extensive planting and landscaping, and pedestrian paths throughout the site will provide environmental benefits. The provision of bus stops will encourage the use of public transport and connects the site to the wider surrounding

area.

On this basis, the project will contribute to increasing the supply of housing, provide for a range of housing types to provide for a range of needs and price points, and will contribute to a well-functioning urban environment through the provision of a master-planned residential community in an optimal location in close proximity to employment and commercial centres, transport connections, outdoor space, recreational and community facilities and existing residential areas.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

It is considered that the project will generate significant economic benefits in respect of employment, economic development, and the provision of housing. The following key aspects are noted:

- The project puts the site to its highest and best use, and hence maximises economic efficiency in the underlying land market. In addition, it resolves the prolonged process delays that have thus far prevented it from being put to its intended urban uses.
- The proposal will promote economic development and provide for efficient use of the land. It is also considered that the site is located in relatively close proximity to a significant sub-regional centre at Westgate and is well-served by, and has efficient access to, the Auckland motorway network via SH18, enabling future to support and access the surrounding employment areas.
- The accepted methodology for the calculation of employment generators is to use spending multipliers for all the contract works depending upon the timing of the spend. Insight Economics Limited has provided the current spending multipliers which are applied to calculate both the direct component, which measures the increase in employment associated with the building contractor themselves and their direct suppliers (i.e. sub-contractors). An assessment was undertaken on this basis and identified that the project will generate direct employment of up to approximately 415 FTE jobs in each year of the project.
- The jobs generated will relate to the planning, design, consenting, construction, and sales and marketing phases of the development. The proposal will therefore provide substantial employment opportunities and numerous economic benefits.
- The project will also have positive effects on the economic wellbeing of current and future generations with the project providing employment opportunities through the construction but also by providing housing within proximity to key employment and commercial centres, enabling more people to live and work in a local area.
- The economic benefits are outlined in the table provided in the Attachments Link in the Adverse Effects section (noting that the table was prepared initially to commence from 2022)
- The Comparative Programme estimates the project progressing up to three years faster by using the process provided by the Fast-track Approvals Bill.

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

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

It is considered that the project will support climate change mitigation, by providing housing in a compact urban form, close to employment options, and well-served by public transport and active mode connections.

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

No

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

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

- Whenuapai Structure Plan ('WSP') 2016 – the WSP was completed and endorsed by Auckland Council after a full public consultation process under the Local Government Act 2002. The WSP sets the framework for transforming Whenuapai from a semi-rural environment to an urbanised community over the next 10 to 20 years. The plan guides future development by defining land use patterns and the location, timing, and provision of infrastructure. Under the WSP, the site is identified for medium density residential activities.
  - The Auckland Plan 2050 – Westgate is identified as a centre for future urban development, including Red Hills, Whenuapai and Kumeū-Huapai, due to its strategic location to transport connections and planned future growth. The Plan highlights Whenuapai as an area for forming new communities that are supported by infrastructure investments and Future Urban zoning.
  - Future Development Strategy ('FDS') 2023 – the FDS replaces the previous Future Urban Land Supply Strategy ('FULSS') 2017 and the FDS contained within the Auckland Plan 2050. It outlines the sequencing of development, with areas of Whenuapai being development ready from 2025+. The site is outlined as development ready from 2035+.
  - Plan Change 5 ('PC5') 2018-2022 – although now withdrawn by Auckland Council, it is considered to provide important context to the envisaged future of Whenuapai and the anticipated growth. PC5 was supported by a range of specialist reports and plans and would have enabled the urbanisation of a considerable portion of Whenuapai. PC5 did not include the project site but, nevertheless, is still considered important when considering the future development of Whenuapai.
  - Significant Council investment in infrastructure in Whenuapai including:
    - o Northern Interceptor **s 9(2)(b)(ii)**
    - o North Harbour 2 Watermain
    - o Council Parks acquisitions **s 9(2)(b)(ii)**
    - o Trig Road Southern Arterial Consent application underway (2023)
  - Te Tupu Ngātahi Supporting Growth Alliance ('SGA') has lodged several Notices of Requirement for transport corridor upgrades throughout the Whenuapai area.
  - Significant existing urban area is located in the heart of Whenuapai Village, including a Special Housing Area and two additional Special Housing Areas less than five kilometres from Whenuapai.
  - Private Plan Change 69 ('PC69') – PC69 was approved by Auckland Council and enabled the rezoning of 52 ha of land at 23-27 & 31 Brigham Creek Road and 13 & 15-19 Spedding Road, Whenuapai from FUZ to Light Industry Zone. Large-scale public infrastructure upgrades are being undertaken as part of PC69.
  - Private Plan Change 86 ('PC86') – PC86 is located immediately south-west of the existing Whenuapai Village and is currently being processed by Council to enable 5.2 ha of land at 41-43 Brigham Creek Road to be rezoned from FUZ to Residential – Mixed Housing Urban zone.
- It is considered evident by the above that significant investment has been undertaken for Whenuapai and the wider north-west region, and the project will contribute to achieving the vision for the area. The following is noted in regard to the above:
- The project is consistent with the use anticipated for the site under the WSP, being medium density residential uses. A range of housing typologies are proposed to cater for a variety of household structures and needs.
  - The project will provide for a range of infrastructure to support the social, environmental, and economic wellbeing of Whenuapai, as envisaged by the documents referenced above.
  - Under the Auckland Plan 2050, Whenuapai is highlighted as a future growth area for new residential communities. This is evident by the site's Future Urban zoning which clearly signals that development will occur and is anticipated on the land. The future urban areas of Red Hills and Whenuapai are anticipated to grow in population from 4000 to 40,000 over the next 30 years and this growth needs to be supported by housing that caters for a range of demographics. The project will enable housing, in particular more affordable housing, to be provided in an area anticipated to contain this form of growth, and which is well-connected to transport links and nearby residential and commercial areas.
  - It is considered relevant to outline the background of the timing and provision of land in Whenuapai. Under the Auckland Plan and the FULSS, the project site was stated as development ready from 2028-2032 and under the FDS 2023 this has now been pushed back to 2035+. The applicants acquired the site based on its site characteristics, proximity to the Whenuapai Village and Whenuapai Centre, and its Future Urban zoning that clearly signalled that



development is anticipated on the land. When undertaking this investment decision, the applicants also relied on the timings within the WSP, the Auckland Plan 2050 and the FULSS, in addition to the significant investment in infrastructure for Whenuapai. The new FDS 2023 is considered to have disregarded many of these aspects and does not recognise the surrounding land that has already been rezoned or the significant investment in infrastructure. This shift in approach significantly delays urbanisation of land that has been signalled for growth over the last two decades and removes the opportunity for further investment in the area. It is considered that due to the significant investment undertaken and planned for Whenuapai, in addition to the infrastructure investment and upgrades provided for, the project will provide for the necessary infrastructure, and it is appropriate for the project to occur ahead of the sequencing outlined in the FDS 2023.

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

Anything else?

Please write your answer here:

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

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

No

If yes, please explain:

## Section 8: Climate change and natural hazards

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

No

If yes, please explain:

## Section 9: Track record

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

Please write your answer here:

The applicants and its associated entities have been involved in land development in the Auckland region for over 60 years. In the last five years, NCL has had only one compliance or enforcement action initiated against it by a local authority under the Resource Management Act 1991. This involved an abatement notice. The minor issue, which related to problems with the installation of erosion and sediment controls, was immediately dealt with to the satisfaction of Auckland Council.

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## Declaration

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

Yes

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

Please write your name here:

Michelle Kemp

Important notes