

Response ID ANON-URZ4-5FBF-R

Submitted to Fast-track approval applications
Submitted on 2024-05-03 11:35:35

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Rangitoopuni Developments Limited Partnership

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:

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:

The sites are located within the Riverhead Forest under the following addresses:

Old North Road, Huapai (Lot 1 DP 590677)

Forestry Road, Riverhead (Lot 2 DP 590677)

Please refer to the cadastral (Attachment A) and aerial maps (Attachment B) of the site.

File upload:

Attachment A - Cadastral Map of the Site.JPG was uploaded

Upload file here:

Attachment B - Site Location Maps.pdf was uploaded

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

Yes

upload file:

Attachment C - Record of Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Rangitootuni Land Holdings Limited Partnership (Te Kawerau ā Maki).

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 land on which the project occurs is part of the Riverhead Forest. Te Kawerau ā Maki (under Rangitootuni Land Holdings Limited Partnership) own 3,275 ha at the southern end of the Riverhead Forest and seek to develop Lots 1 and 2, 395 ha in total.

Section 2: Project details

What is the project name?

Please write your answer here:

Rangitootuni

What is the project summary?

Please write your answer here:

Te Kawerau ā Maki in partnership with Avant Property Development Limited (Rangitootuni Development GP Limited) propose to develop a 210 lot residential subdivision and 350 unit retirement village on the southern portion of the 3,275 ha of Rangitootuni-Riverhead Forest owned by Te Kawerau ā Maki. The site is comprised of Lot 1 (222.75 ha) and Lot 2 (173.6 ha), a total site area of 395 ha. Lot 1 will contain the residential subdivision and Lot 2 the retirement village, totalling 560 units overall. The proposal will also include the protection of riparian and wetland areas, extensive landscaping and native planting, provision of roading and other infrastructure, such as stormwater, wastewater and potable water, and public facilities, including 5 retail units and a walking track.

What are the project details?

Please write your answer here:

Rangitootuni represents a unique opportunity to develop Treaty settlement land and provide a regionally significant master-planned development for Riverhead that will enable the provision of approximately 560 homes through the proposed residential subdivision and retirement village, in addition to a range of infrastructure, open space and public facilities.

The crown settled historical Treaty claims with Te Kawerau ā Maki on 14 February 2014. The Te Kawerau Settlement Act came into force on November 2015. Today, the iwi is in the process of rebuilding its political, social, cultural, environmental and economic wellbeing. In partnership with Avant, the Rangitootuni project will assist Te Kawerau ā Maki to achieve its mission to grow tribal assets and drive iwi development that advances its cultural, social and environmental wellbeing. Facilitating iwi development is considered to be of national significance and importance.

The project will make a significant contribution to housing supply by providing approximately 210 high-quality lifestyle properties, 350 retirement homes and aged care facilities in an optimal location with high levels of amenity and connectivity to the wider Auckland region.

Providing housing and care for older people is a national and regional priority with significant benefits at both levels. Retirement villages play an important role in providing high quality homes to address the country's rapidly ageing population and reduce pressure on a range of public services. The proportion of New Zealand's 70 and over population is anticipated to grow substantially over the next 25 years as our population ageing continues to

accelerate. The estimated population of people over 70 years old in New Zealand is projected to grow 125%, from approximately 500,000 in 2023, to over 1.1 million by 2048. The 80 years and over population will experience even more growth with 157% population growth between 2023 and 2048. By 2048, the 70 years and over age group is projected to be 18% of New Zealand's population. Due to the overwhelming population growth of this age group, primarily due to the "baby boomer" generation, there is a growing need for housing and age-specific services such as dementia and palliative care. The Auckland Region lacks supply of these types of villages and aged care living more generally. The Rangitootuni project will address this need through increasing aged care housing supply which will have significant regional benefits.

The proposed Subdivision Scheme (Attachment D) and the Masterplan Concept for the retirement village (Attachment E) outline the proposed development and a summary of the key aspects is provided below:

- A 210-lot residential subdivision, with an average lot size of 1 ha, that will include:

- o Internal road network,
- o Three water infrastructure
- o Bulk earthworks
- o Extensive native planting and protection of ecological areas.

- A retirement village and associated facilities that will include:

- o 280 Independent Living Units ('ILU')
- o 70 Care Units ('CU')
- o Public facilities such as a café and dairy/corner shop (5 retail units)
- o Internal road network
- o Green links
- o Three water infrastructure
- o Extensive native planting and protection of ecological areas

The proposed residential subdivision will enable the creation of vacant lots with an average lot size of 1 ha and a suitable building platform area. It is proposed to undertake extensive native planting throughout the subdivision, particularly throughout the riparian areas and wetlands on the site. It is envisioned that over time the planting will develop and mature to create a residential community that is characterised by its spacious setting and native bush that will provide high levels of on-site amenity for future residents. An internal road network will be provided to access the proposed lots and each lot is anticipated to have individual vehicle access.

The master-planned retirement village development will incorporate a variety of housing typologies and services to accommodate for a range of needs. The retirement village is proposed to have 280 ILU and 70 CU in addition to other facilities such as cafes and visitor areas. The retirement village will be connected via a series of internal roads and pedestrian footpaths, in addition to green links to provide ample connectivity across the site for future residents. Additional planting and landscaping will be undertaken across the site.

Bulk earthworks will be undertaken across the site to form suitable building platforms, roading and for the provision of infrastructure. The site is not currently serviced by reticulated water, wastewater or stormwater networks. It is proposed to construct a new stormwater network to service the proposed development, which will include stormwater outfalls, tanks and a piped network. On-site wastewater infrastructure is proposed, and potable water will be supplied via rain water tanks.

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

Please write your answer here:

The Rangitootuni development will have multiple stages. Lot 1 will be 210 individual sections. These will be constructed and marketed for sale in 6 consecutive stages with approximately 35 lots in each. All 210 sections in lot 1 will be completed by 2033.

Lot 2 is the retirement village and will also occur in stages.

- Stage 1 - 150 residential units and amenity blocks
- Stage 2 - 100 residential units and 5 retail units
- Stage 3 - 50 residential units

Completion forecasted to be 2034.

Flexibility is also sought regarding the delivery of the future project if it does proceed under the Fast Track approval process. The project involves two components, the residential subdivision, and the retirement village, with consent being sought for both of these developments under this application. To ensure that the project can be delivered within the current timeframes specified under this legislation, being two years, separate consents are sought for each development rather than one consent that bundles the activities together. This will enable a degree of flexibility for which project is delivered first and ensures that the necessary funding is in place, rather than both projects being tied to each other under one consent.

Should one project be deemed more suitable for the fast track process over the other, the applicant requests that the favourable project still proceeds under the fast track approval process and the other is removed from the application to enable the applicant to still utilise the process. The two developments are located on separate, legally established titles and are not integrated to a degree where if one was not developed, that it would inhibit the construction of the other development. The approval of both developments is still sought under this application, however, building in the option in the event that only one of the developments is considered suitable for the fast track process enables the applicant to have an additional level of security and still utilise the fast track process.

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

Please write your answer here:

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

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

The site is zoned Rural – Countryside Living and is also subject to the Treaty Settlement provisions. Whilst 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
- E11 Land disturbance – Regional
- E12 Land disturbance – District
- E15 Vegetation Management and Biodiversity
- E21 Treaty Settlement Land
- E27 Transport
- E36 Natural Hazards and Flooding
- E39 Subdivision – Rural
- H19 Rural Zones

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

Overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA_T_6540, Terrestrial – the SEA is located along the north-east boundary of Lot 2 and is not within the proposed development area.
- Infrastructure: National Grid Corridor Overlay – National Grid Yard Uncompromised and the National Grid Corridor Overlay – National Grid Subdivision Corridor – the overlay is located over the south-east corner of Lot 2 and is not within the proposed development area.
- Natural Resources: High-Use Stream Management Overlay and the High-Use Aquifer Management Areas Overlay – Kumeu Waitemata Aquifer – the overlays are located over the south-east corner of Lot 1 within the development area and are subject to the rules under Chapter E7 of the AUP.

Controls:

- Macroinvertebrate Community Index – Exotic, Native, Rural and Urban – the control poses no material impact on the project.
- Subdivision Variation Control – Rural, Kumeu – Huapai Countryside Living – the rules relating to the control are provided for within Chapter H19 Rural Zones (Countryside Living Zone) of the AUP.
- Coastal Inundation 1 per cent AEP Plus 1m Control – 1m sea level rise – the control is located along the eastern most point of Lot 2 and is not within the proposed development area.
- Stormwater Management Area Control – Riverhead, Flow 1 – the control borders the southeast boundary of Lot 2 and is not located within the development area.

Designations:

- Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence – the designation covers the entirety of Lot 2 and half of Lot 1 but has no material impact on the project.

A preliminary Ecological Assessment (Attachment F) has been prepared for the project and notes that streams and wetlands associated with the streams are located on the site. A detailed assessment has not been undertaken for whether the project will require consent under the National Policy Statement for Freshwater Management (‘NPSFM’), however, due to the presence of wetlands on the site, it is anticipated that consent may be required for the proposed works. The Ecological Assessment notes that the proposed development is consistent with the outcomes expected of the NPSFM and has been designed to avoid the ecological areas on the site as much as practically possible and will include extensive native planting of the riparian areas.

As detailed in the Desktop Contamination Assessment in Attachment G, the site does not contain any activities contained within the Hazardous Activities and Industries List (‘HAIL’). Past activities that occurred on the site, such as the spraying of treated wastewater, were determined to not be a HAIL activity. Due to no HAIL activities being identified on the site, the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect

Human Health ('NESC'S') is not anticipated to apply. If unexpected contamination is discovered, the relevant rules and regulations will be adhered too.

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 active resource consent or notice of requirement applications in regard to the site.

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

No

Please explain your answer here:

No, Rangitootuni Land Holdings Limited Partnership are the owners of the land on which the project will occur.

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

Please write your answer here:

The applicant has advised that the proposal is construction ready, subject to obtaining resource consents, building consents and engineering plan approvals (EPA). The consultant teams who will prepare the required information have been appointed and, should the project be successfully listed by the Ministers, the consultant team will immediately commence the preparation of the resource consent application.

The key project milestones are as follows:

- Prepare resource consent application documentation: Mid-2024 – Late-2024
- Fast track resource consent processing and decision: Late 2024 – Early 2025
- Prepare engineering and building consents (enabling and building works): Early- 2025 Engineering and building consent processing and decisions: Mid -2025 – Oct 2025
- Site enabling works including bulk earthworks, and infrastructure: Commencing Oct-2025
- Construction: Commencing Oct 2025
- Completion: 2034

In regard to procurement, Rangitootuni Developments Limited Partnership has well established relationships with all consultants who will likely be appointed to complete the detailed design of residential units for building consents for the new buildings.

Finance is in place for the entire project. Rangitootuni Developments Limited Partnership was established to undertake the subdivision and development of this land. Project costs incurred by the Limited Partnership will include but are not limited to:

- Legal costs
- Design and consenting costs
- Constructions costs
- Sales and marketing costs
- Funding costs

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

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

- Auckland Council
- Auckland Transport
- Healthy Waters
- Iwi identified by Auckland Council as having an interest in this area include::
 - 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 Whakahii 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)
 - o Ngātiwai (Ngātiwai Trust Board)

Given that the subject site is Treaty settlement land returned to Te Kawerau ā Maki as financial redress, Te Kawerau ā Maki advises that it is the relevant iwi.

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:

Consultation was undertaken with Auckland Council for previous development proposals on the site.

No other consultation for the currently proposed project has been undertaken.

The applicant is committed to undertaking the required consultation with the above persons and other persons deemed necessary as part of the Fast Track process.

Upload file here:

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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:

N/A

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

The site is located within the following statutory acknowledgement area:

- Te Kawerau ā Maki

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.

- As highlighted throughout this application, the project is occurring on land returned to Te Kawerau ā Maki as part of their financial and commercial redress under its Treaty Settlement with the Crown. 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 project will directly enable Te Kawerau ā Maki to develop their economic and social wellbeing and provide for their future generations.

- 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 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.

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?

Yes

Has the applicant 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.

Cultural Effects

The owner of the site and applicant, Te Kawerau ā Maki is mana whenua and kaitiaki of this tribal whenua. The subject site (Riverhead Forest) was an integral part of the Treaty Settlement in 2014, having a total area of 3275ha. Te Kawerau ā Maki has mana whakahaere (authority) over its lands and resources and seeks to exercise mana whakahaere to ensure the balance, and mauri of the lands and the resources is maintained to sustain stability for future generations in accordance with Te Kawerau tikanga, culture and values. Consultation will occur internally between the Te Kawerau Iwi Investment Trust (economic and commercial arm) and the Te Kawerau Iwi Tiaki Trust (Social and Environmental arm) to ensure any cultural effects are appropriately managed.

Ecology

A preliminary Ecological Assessment (Attachment F) has been undertaken outline the ecological features and values of the site. The site contains an extensive freshwater stream environment including ephemeral, intermittent and permanent streams, which flow into the Rangitootuni Stream and Riverhead Forest Stream. The streams were determined to have medium to high ecological value. Wetlands are also located throughout the site and vary from medium to high ecological value. Within the riparian/wetland areas, some native vegetation is present and elsewhere on the site, kauri, podocarp and broadleaved forest are also present. The remainder of the area comprises harvested plantation pine. A number of threatened or at risk fauna were recorded within or in close vicinity to the site, such as long-tailed bats, gecko, birds, and frogs.

The Waitematā Harbour, specifically the Rangitootuni inlet, forms the intertidal receiving area for the Riverhead, Rangitootuni and Dairy Flat catchments. The Rangitootuni inlet is classified as a Significant Ecological Area ('SEA') (Marine) and is characterised by mangroves which provide a feeding ground for birds and pathway for fish migration.

The proposed development avoids the identified stream network and associated riparian areas on the site and provides appropriate setbacks. The proposed residential lots will be located along ridgelines and future building platforms are significantly setback (approx. 50m) from wetlands and streams. The retirement village has also been located to avoid ecological features wherever possible. Extensive native planting is proposed across the site to regenerate and enhance riparian areas and the overall ecological value of the site. It is considered that the project will protect and enhance environmental features and benefit the wider ecological landscape. A more detailed and comprehensive ecological assessment will be undertaken at the resource consent stage, however, it is considered that the proposed development can be appropriately managed and designed to manage adverse ecological effects.

Infrastructure Servicing

The project includes the necessary infrastructure to support the development of the site, including roading, water supply, wastewater, stormwater, and other utility services. A preliminary Infrastructure Report provided in Attachment H outlines the high-level civil servicing strategy for the project. The site is currently not serviced by reticulated water, wastewater, or stormwater networks.

Earthworks will be required to form future building platforms, construction of roads and culverts and other associated infrastructure. It is not anticipated that wide spread recontouring will be required for the proposed residential subdivision, but more extensive earthworks may be required for the proposed retirement village. All future earthworks will be managed in accordance with GD05 and will employ the appropriate mitigation measure to sufficiently manage silt and sedimentation effects. Future building platforms/areas are elevated above and removed from the identified stream network and overland flow paths to minimise sediment risk to the receiving catchments.

A new stormwater network will be constructed for the project and will provide a means of disposal for all future impervious areas on the site, such as carparks, common accessways, driveways and buildings. Potable and non-potable water will be provided via aboveground rain water tanks and stormwater management devices, such as swales and pipes, will be utilised to convey and provide treatment of stormwater. Discharge will be via outfalls to existing streams and overland flow path, with treatment provided via the anticipated planting and restoration within the ecological areas. It is anticipated that each future residential lot will be provided with a minimum 45,000L tank for the management of stormwater.

There are no existing provisions in place to provide reticulated wastewater infrastructure for the proposed development. It is proposed that the residential lots will discharge treated effluent to ground within the lots. The average 1 ha size of the lots provide sufficient space for this to occur and will be appropriately setback from streams and overland flow paths. The proposed retirement village will be serviced via a communal wastewater treatment system, which will dispose of treated effluent to ground. The site is outside of Watercare's intended service area and, therefore, the primary potable and non-potable water supply will be roof caught and provided via tanks.

Based on the above, the site can be serviced with the required infrastructure connections and is suitable for the proposed development.

Flooding/Overland Flow Paths

The preliminary Infrastructure Report in Attachment H details the overland flow paths ('OLFP') and flooding for the site. The OLFP within the site are predominantly contained to the streams and associated riparian areas. Future development is not anticipated to occur within these areas and extensive planting will be undertaken. Existing culverts are present on the site, and these will be required to be upgraded to support the proposed development. All culverts will be sized and constructed in accordance with best engineering practice.

The flood plains on the site are limited to the streams and associated margins, with development not anticipated to occur in these areas. HEC-RAS modelling in support of future development will be undertaken to confirm existing and proposed flood depths, extents, and flows. Future flooding modelling and overarching stormwater design will ensure that flooding is not worsened for and up to the 100-year storm event. Attenuation of peak flows can also be provided to ensure future development does not impact properties in the downstream environment.

Accessways will be designed to comply with the relevant standards of the AUP and future culverts and/or stream crossings will be subject to detailed engineering design to ensure sufficient capacity for safe passage during flood events. Furthermore, all building platforms and future buildings will be provided with minimum floor levels that comply with best practice.

Therefore, the proposed development will sufficiently manage and mitigate adverse flood effects.

Geotechnical

A Geotechnical Summary Memo for the site is provided in Attachment I. The memo provides a high level of summary of the site and, overall, concludes that the land is suitable for residential development, subject to more detailed geotechnical investigations at the resource consent stage. The memo outlines the key considerations for future residential development and states that a primary matter to be addressed is slope instability, which will govern future earthworks and engineering designs to ensure any risks are appropriately addressed and stable building platforms provided. All recommendations made by the memo will be adhered to as part of future more detailed geotechnical investigations to support future resource consent applications. On this basis, the site is considered suitable for residential development and the recommendations made for future design and investigations will be adhered to as part of future resource consent applications to appropriately manage and mitigate any adverse effects.

Transport

A preliminary Transport Memo has been prepared for the project (Attachment J). The assessment undertaken used a turn count survey to assess eight key intersections in the vicinity of the site to determine traffic patterns within the transportation network and the impact the project would have on the surrounding transport network. The assessment is based on what could be enabled on the site under the existing AUP provisions, being 395 dwellings on the site, and compares that to what is proposed under this application, being 560 dwellings with 350 of those retirement village units. The assessment also considers the impact of nearby plan changes that include upgrades to existing transport infrastructure as part of their provisions.

On this basis, the assessment undertaken found that for the majority of the key intersections near the site, their performance is unlikely to be significantly compromised by the anticipated traffic generated by the project proposed yield. The assessment does note that for the morning peak hour, there may be some impact on the Coatesville-Riverhead Highway/SH16 intersection, however, the project only adds minimal increases to the overall traffic using the intersection and is not considered to have a significant impact. The assessment has also incorporated the impact of Plan Change 100 Riverhead (which proposes and requires considerable transport infrastructure upgrades to be completed before any development can be occupied) and the upgrades to SH16 that will be undertaken by New Zealand Transport Agency / Waka Kotahi. When considering these upgrades, the overall transportation network is expected to operate satisfactorily. Overall, the assessment determined that the project is acceptable from a transportation planning perspective and any adverse effects on to the transport network can be sufficiently mitigated.

Site Layout and Urban design

Whilst it is noted that the land is currently rural it is identified within the Countryside Living Zone and is subject to the Treaty Settlement Provisions, which provides for 1 dwelling per hectare, so is anticipated to undergo development to that level and similar to that which is proposed. The proposal is considered to be generally in keeping with what is envisaged for the area.

The proposed site layout and development pattern is considered to achieve a number of desirable urban design outcomes including:

- Extensive native/regeneration planting and wetland areas that aid in creating a sense of place and belonging
- Retention and enhancement of natural site features, with particular reference to the wetlands and stream system that traverses the land;
- Pedestrian paths across the site, including walking connections.
- Removal of invasive weed species and enhancement planting along the streams and wetlands with native species
- Careful consideration of street orientation to provide good access to sunlight for each proposed lot; and
- The provision of appropriate areas of public open space.

For these reasons, the proposal is considered to have no adverse effects in terms of urban design and neighbourhood character. In addition to the above, the high quality masterplanned retirement village utilises an “village” design and street network rather than singular large building(s). This design rationale is considered to create a significantly greater level of amenity and legibility than more traditional retirement village designs.

Economic

The Economic Impact Assessment memo prepared by Property Economics (Attachment K) concludes that the project will have significant economic benefits. This application will generate net positive contribution to the future economic and social wellbeing of the local communities, and through flow-on effects to other areas of the regional economy.

Upload file:

Supporting Attachments Link.pdf was uploaded

Section 6: National policy statements and national environmental standards

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

Please write your answer here:

The following National Policy Statement and National Environment Standards have been considered by the proposed project:

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

Based on the findings of the Desktop Contamination Assessment, the NESC'S is not anticipated to apply to the project as no HAIL activities have been identified. In the event that unexpected soil contamination is discovered, the relevant rules and regulations will be adhered to.

National Policy Statement for Freshwater Management ('NPSFM')

The preliminary Ecological Assessment outlines that the project is consistent with outcomes expected under the NPSFM. The project has been designed to minimise the impact on to the stream/wetland areas on the site and is consistent with the objective of the NPSFM, that seeks for natural and physical resources to be managed in a way that prioritises the health and well-being of water bodies. The project has been designed around the riparian areas on the site and is it anticipated that works within or near the stream system will be limited to culverts, stream crossings and stormwater outfalls. All future works will be undertaken in accordance with best practice and the appropriate mitigation measures utilised. Extensive native planting will be undertaken across the site to regenerate and enhance the amenity of the site for future residents and the wider surrounding area. No waterbodies on the site are classified as outstanding and species within the stream network will be protected by works being avoided in these areas where possible. The project will enable communities to provide for their social, economic, and cultural wellbeing through the creation of much needed housing, including aged care, in a way that is not contrary to the outcomes sought under the NPSFM.

On this basis, the proposed development is consistent with the outcomes sought under the NPSFM.

National Policy Statement on Urban Development ('NPSUD')

Whilst it is acknowledged that the site is located outside of the Rural Urban Boundary ('RUB'), with the eastern boundary of Lot 1 bordering the RUB, the NPSUD is still considered relevant when assessing the benefits the project will have and its consistency with many of the wider outcomes sought under the NPSUD. The project will significantly contribute to housing supply by enabling the provisions of a range of housing types for a variety of demographics and needs in an area well connected to everyday services and amenities and transport connections.

New Zealand Coastal Policy Statement ('NZCPS')

The proposed development is considered to be consistent with the objectives and policies under the NZCPS. Whilst the site does not directly border the Coastal Marine Area, the surrounding receiving environment is characterised by the Waitematā Harbour, specifically the Rangitōpuni Inlet and stream. The coastal environment is setback from the site and the project will not adversely impact the coastal environment. The project will include substantial planting and restoration of ecological areas that over time will mature into extensive native bush and complement the wider surrounding character of the area. Public access will be provided throughout the site via future roads and 'green links'. There are no heritage structures/sites of significance on the site. Stormwater outfalls will discharge to the site's streams and will undergo future detailed design to minimise works required in the riparian area. No works or discharges are directly proposed to the Coastal Marine Area as part of the proposed project.

It is therefore considered that the project will not adversely affect the wider coastal environment and is consistent with the outcomes sought under the NZCPS.

National Policy Statement for Highly Productive Land ('NPSHPL')

The NPSHPL seeks to ensure the availability of New Zealand's most favourable soils for food and fibre production are protected. The wider surrounding area, including land that borders the site, does contain highly productive land, however, the site itself contains no highly productive land and therefore the NPSHPL is not applicable for the project.

National Policy Statement for Indigenous Biodiversity ('NPSIB')

The NPSIB provides for direction to councils to protect, maintain and restore indigenous biodiversity. The SEA is limited to the eastern boundary of Lot 2 and is outside the proposed development area. All ecological features and riparian areas on the site are proposed to be protected and enhanced. Therefore, the project is considered consistent with the outcomes sought under the NPSIB.

National Policy on Electricity Transmission ('NPSET')

The NPSET outlines the objectives and policies to manage the effects of the electricity transmission network. The NPSET recognises the importance of the National Grid network by ensuring its operation, maintenance, upgrades, and new transmission resources are provided for. The AUP gives effect to the NPSET by way of the National Grid Corridor overlay that controls the location and type of activity that may occur within proximity to the National Grid. The

National Grid Corridor overlay is located over the south-east corner of Lot 2; however, the proposed retirement village is setback considerably further than the minimum setbacks required under the overlay. Therefore, the project will not affect the function of the National Grid.

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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 L for a comparative timeline of the standard resource process vs. the fast track process. The Economic Impact Assessment memo (and Comparative Programme) estimates the project progressing up to 3 years faster by using the process provided by the FTA Bill. Access to the Fast-track process will enable the project to be processed in a more timely and cost-efficient way. The efficiency of the FTA Bill process means these significant economic benefits would be generated in the market an estimated 3 years earlier than the subject development going through the standard resource consenting pathways.

The Rangitootuni project has been a long-term aspiration for Te Kawerau ā Maki to facilitate iwi development and advance its commercial aspirations since the land was returned as financial redress under the Deed of Settlement in 2018. Various development proposals for the site have been previously proposed and at pre application stage were not supported by Auckland Council who signalled that a plan change may need to be undertaken before any development occurs. A plan change is not required for the development to occur on the site and would generate considerable time constraints (approximately 15-18 months) for land that already has an appropriate zoning (Countryside Living Zone) and is suitable for development now. Undertaking a plan change would significantly delay Te Kawerau ā Maki in developing its land which has already been signalled by its zoning as suitable for the type of development proposed.

Te Kawerau ā Maki are seeking to provide for their cultural, social, and economic well-being now and gaining approval for the project under the Fast Track process will enable this to occur significantly faster than under the standard consenting process. If the project were to follow a 'standard' consenting pathway, the resource consent may be notified and/or subject to additional comments, that would add considerable time to the process. 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 whether an application is notified, which could take up to two years and be subject to factors which increase 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 the appeal.

The applicant therefore seeks to utilise the Fast-track legislation to avoid these delays with this project.

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 future 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 Te Kawerau ā Maki in partnership with Avant Group have no known compliance and/or enforcement action taken against them in regard to resource management issues and have the appropriate financing in place to fund the project.

Te Kawerau ā Maki is developing its economic base through management of its Treaty settlement assets and a range of commercial activities including strategic partnerships. Avant Group has a proven track record for partnering with iwi and undertaking successful development within New Zealand. Rangitootuni Land Holdings Limited Partnership is confident that this project has been well-progressed as to not hinder the efficient operation of the fast track process.

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

Local government plan or strategy

Please explain your answer here:

Auckland's rural land has been identified as a tool for both managing and enabling growth for a considerable period of time. Rural land in the north-west, under the previous Rodney District Council, was acknowledged as being suitable for rural-residential purposes in the Council's 2010 Rural Strategy, which identified Riverhead as an area suitable for Countryside Living uses.

The Auckland Plan 2050, the long term plan for Auckland over the next 30 years, identifies countryside living areas as the main area where rural-residential growth should occur. These areas are away from environmentally sensitive and economically productive areas. The Auckland Plan acknowledges that whilst rural-residential plays a relatively small part in the overall growth of Auckland, it still needs to be considered in the overall growth of Auckland. The adjoining town of Riverhead under a range of key strategy documents has been identified as an area for growth and significant

infrastructure investment.

The project is consistent with the outcomes sought for the land as characterised by the site's zoning and proximity to Riverhead. The site's Countryside Living zoning highlights that the land is anticipated to be used for rural-residential purposes, which has been its indicated use for a considerable number of years, and the project aligns with the anticipated development outcomes. The proposed residential subdivision will enable lifestyle lots characterised by a spacious setting and substantial regenerative planting. Retirement villages are not considered to be an unusual feature for rural areas on the periphery of larger urban areas and enable a high level of amenity to be provided, whilst still ensuring access to everyday amenities and services are provided in the nearby urban areas.

On this basis, it is considered that the proposed development is occurring in an area that anticipates rural-residential development and has been earmarked for this form of development for a considerable period of time. The project is consistent with the outcomes sought for the land and aligns with the vision for how development should occur on rural-residential land.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver regionally significant infrastructure by delivering a significant number of homes that cater for an extensive range of demographics and needs, in addition to providing sufficient infrastructure and considerable regeneration of the site. The delivery of 560 homes will contribute significantly to the economic wellbeing of the north-west and wider Auckland region by generating significant employment opportunities and stimulate the Auckland economy. The project includes substantial investment in infrastructure and the regeneration of the site via extensive planting. The project will greatly contribute to both economic and environmental outcomes.

To support the project, a range of roading, wastewater, stormwater and water infrastructure will be provided to ensure the site is adequately serviced and supported. The proposed residential subdivision will enable the supply of a sought after form of housing that has the benefit of being close to urban centres but with the characteristics and amenity of a rural area. The provision of residential lots in this area will greatly increase the supply and choice of housing in the area and will result in more people using nearby amenities and services to support the local economy.

The proposed retirement village enables specific aged care facilities to be provided at a time where demand has significantly outgrown supply. The provision of both independent living units and care units will provide greater options for people who already live in the community or wish to move to the area to do so, whilst still having the support of nearby services, amenities and access to family members and care workers. Areas that have retirement villages are linked with population growth which in turn leads to greater regional investment and more opportunities for employment. The provision of aged care units also enables housing elsewhere that may be more suitable to a wider range of people to be freed up as more retirement villages units are supplied.

Overall, the project will provide regionally significant infrastructure through the provision of over 500 homes that cater for a range of needs and demographics in an area that anticipates this form of residential development. The project will generate substantial employment opportunities and greatly contribute to social, environmental, and economic wellbeing at both a local and regional scale.

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 not only the supply of housing, but also housing variety and choice via the range of typologies and uses proposed. The project will contribute to a wellfunctioning urban environment through the provision of a range of infrastructure, roading and extensive regenerative planting to establish a high-amenity residential community. The benefits of the project are outlined in the Economic Impact Assessment in Attachment K and summarised below:

- Should the project be accepted as a listed project under the Fast-track Approvals Bill, it will accelerate the delivery of approximately 560 new residential units, 210 in the form of the proposed residential subdivision and the remaining 350 as part of the proposed retirement village. The Auckland region, in addition to the rest of New Zealand, is experiencing a housing shortage and significant demand for retirement village living as our ageing population continues to increase. The project will greatly contribute to the supply of housing for a range of household types and structures, whilst also responding to the needs of an ageing population by providing aged care living options.

- The proposed residential subdivision provides appropriately sized lots with suitable building platforms to enable the construction of future dwellings suited to the character of the area. All dwellings will be surrounded by extensive native planting that will grow and mature overtime to create a high-level of amenity for the future residents. The proposed subdivision follows the site ridgelines to minimise works within proximity to the ecological features on the site and suitable access is provided to all of the proposed lots. The proposed residential subdivision will contribute to creating a residential community that is integrated with the surrounding area whilst managing development to ensure the character and features of the site are maintained and enhanced.

- It is also evident that there is a growing demand for comprehensive aged care retirement villages in Auckland, with these types of villages being historically undersupplied and aged care living more generally. The proposed retirement village will provide for a range of retirement living and care options, including independent and more specific care units. The design work undertaken for the proposed retirement village has assessed how the village would be located and designed to achieve the most optimal layout that integrates with the surrounding area. The proposed retirement village will be connected by a series of internal roads and walkways and will be surrounded by green links and planting. The proposed retirement village has

undergone a comprehensive master-planning exercise and will contribute to a well-functioning environment that is integrated with the surrounding area.

- The project will create positive effects on the social and cultural wellbeing of current and future generations through job generation and increased supply of housing that caters for a range of household structures and needs, whilst also enabling Te Kawerau ā Maki to provide for its economic, social, and cultural wellbeing through the development of the land.
- Furthermore, the project will contribute to creating a well-functioning residential environment as it will be sufficiently serviced by infrastructure and roading and high levels of amenity through the extensive planting and regeneration proposed. The project will supply housing for an undersupplied population demographic in an area that provides for a more rural setting but is well connected to everyday services and amenities to support the housing proposed. The provision of housing will provide for people's economic and social benefits, whilst the extensive planting and restoration of riparian areas will provide environmental benefits and a high level of amenity.

On this basis, the project will significantly contribute to increasing the supply of housing for a range of household structures, needs and demographics. Aged care living, that has significant demand but has been historically undersupplied, will be significantly increased by the proposal and will contribute to creating a well-functioning residential community through the provision of a masterplanned village that is well connected and suitably located on the site. The project will enable all the benefits of a more rural lifestyle whilst being located in an optimal location within proximity to everyday services and amenities, transport links, and community and recreational spaces.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will generate significant economic benefits in respect of employment, economic development, and the provision of housing. An Economic Impact Assessment memo, prepared by Property Economics is provided in Attachment K to support the project. To summarise the report, the following key aspects are noted:

- The economic report identifies that the project will deliver a total of 3,100 FTE jobs over the proposed development period, a significant contribution to the workforce.

• s 9(2)(b)(ii)

- These projected levels of economic injection and employment opportunities created would be significant for the regional economy and catalyse growth (and efficiencies) of the West Auckland communities.
- Access to the Fast-track process will enable the project to be processed in a more timely and cost efficient way. The efficiency of the FTA Bill process means these economic benefits would be generated in the market an estimated 3 years earlier than the subject development going through the standard resource consenting pathways.

There are a range of potential economic benefits that are likely to be achieved within the market beyond the direct economic activity (such as employment and economic output) generated. These are outlined in more detail below.

- Increased housing/ Residential Capacity Supply - the provision of additional residential product provides more options that, putting aside the costs element, will improve the community wellbeing. The project will also provide housing choice and variety for the elderly demographic and creates future housing options for local residents.
- More Affordable Housing - The Riverhead, Kumeū and Huapai combined area experienced a significant +136% rise in median house prices over the past decade, which was more than double the growth rate of the wider region's housing prices (+60%). Although there are several contributing factors, an undersupply of new homes in the market relative to the increase in demand, is one of the driving forces behind this house price inflation. Consequently, an increase in the supply of housing is generally positive for housing affordability.
- Increased Choice of Location - One of the advantages of the subject development is that it provides not only capacity and thereby opportunity for consumers to live in the Riverhead area but in a location that is proximate to the existing urban environment and the already established Riverhead residential area.
- Decreased Marginal Infrastructure Costs: The larger number of residents in an area means greater returns on the use of the local (existing and planned) infrastructure. This development consequently enhances infrastructure use efficiency, particularly the potential use of the established infrastructure in the local area.
- Increased Economic Activity / Local Employment - The increased local population base will result in a net increase in the number of full-time equivalent employees able to work in the local area and the surrounding suburbs due to the subject development generating increased demand for local businesses and services. This will be a net gain for the local economy and stimulate further growth and amenity improvements for the area.
- Diverse Buyer Pool - Riverhead is an attractive location for a broad range of residential occupiers including families, retirees, singles, and young couples. These groups would be attracted to the wide range of typologies in the development not presently available in Riverhead.
- Greater Level of Growth - Growth from residential developments work as a catalyst to spur further growth in the area. The subject development has the potential to increase interest for additional residential / small-scale commercial activity within the area and provide impetus for growing its local

economy.

- Increased Amenities - The subject development would provide high-amenity residential environment with master-planned, purpose built, and targeted amenity values in a coordinated and integrated manner. This has the potential to significantly improve the amenities of the receiving environment and generate community benefits.

On this basis, the project will deliver significant economic benefits for Riverhead and the wider Auckland region and would ensure the identified flow of economic benefits to the community and the regional economy can be brought forward in a timely manner.

Furthermore, the project will provide for Te Kawerau ā Maki's economic, social and cultural wellbeing by enabling the development of land returned to them as part of their Treaty Settlement. The project will support Te Kawerau ā Maki both in the shorter term, by the sale of the proposed residential lots, and in the longer term through the proposed retirement village

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?

No

Please explain your answer here:

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:

Auckland's rural land on the periphery of Auckland's urban area plays a key role in providing for rural production purposes but also enable a range of residential activities and uses. The north-west of Auckland where the site is located has formed a key part of both urban and rural growth strategies for a considerable period of time. This is evident in a number of strategies, plans and documents that are relevant for the site and the surrounding area.

Managing and providing for rural-residential growth in the Riverhead area has been acknowledged for a number years, such as by the previous Rodney District Council's Rural Strategy, adopted in 2010. The strategy focused on fostering a sustainable rural economy, improving rural development outcomes, and managing settlements on the edge of urban areas. The strategy identifies Riverhead as an area suitable for Countryside Living uses, which has been carried over to the site's current zoning, and promotes subdivision of 1-2ha lots, regeneration and protection of ecological features and retention of a rural characteristics. Riverhead is also identified as a rural community suitable for growth, as reflected in many other key strategy documents.

The Auckland Plan 2050 outlines that rural areas provide a mix of cultivated, natural and built environments that contribute significantly to Auckland's identity and character. The plan acknowledges that rural areas environments vary, with countryside living areas identified as the main area for residential-rural growth to occur. Rural lifestyle growth will be focused into the countryside living areas away from environmentally sensitive and economically productive areas. The proposed development is consistent with the outcomes sought for Countryside Living zoned land and has been designed to retain many rural characteristics associated with the area whilst enabling the development potential of the land to be realised. Furthermore, whilst the Auckland Plan acknowledges that only a relatively small portion of overall growth will occur in the rural area, Countryside Living areas are referenced as the preferred areas of this growth to occur and still play a role in Auckland's overall growth strategy. The project will enable the site to be used for residential purposes consistent with the vision for rural-residential land.

The Future Development Strategy ('FDS') 2023 replaces the previous Future Urban Land Supply Strategy ('FULSS') 2017 and the FDS contained within the Auckland Plan 2050. The FDS states that Auckland Council is committed to meeting its statutory responsibilities to Māori in Tāmaki Makaurau and recognises these fall within a local government Tāmaki Makaurau context. Responsibilities also include giving effect to the overall intent and relevant

provisions of individual iwi Treaty Settlements. The FDS recognises that the use and development of Māori land including Treaty Settlement land by Māori needs to be enabled as provided for in Te Tiriti (and intended by Treaty Settlements). As an overarching principle and commitment to Te Tiriti, the use and development of Māori land by Māori wherever these lands are situated needs to be enabled, provided off-site impacts are avoided, remedied, or mitigated. The Council intends to work collaboratively with iwi to help facilitate their economic, cultural and social objectives. The FDS states that iwi economic wellbeing through the use and development of iwi-controlled or iwi-owned lands or 'significant iwi developments' within the rohe or heartland of iwi that may not otherwise be within the urban or future urban area of Auckland needs to be enabled. The Rangitōopuni development of treaty settlement land is entirely consistent with the FDS.

The development of Treaty Settlement land has also been prioritised under the AUP via the Auckland Regional Policy Statement ('ARPS'). Chapter B6 of the of the ARPS outlines that the development of Treaty Settlement land be enabled to ensure that these lands and associated resources contribute to lifting Māori social, cultural, and economic wellbeing significantly. The overarching outcome of Chapter B6 is to enable the outcomes that Treaty Settlement redress intended to achieve be realised. The project is considered to wholly align with this sentiment as it enables Te Kawerau ā Maki to develop whenua returned to them as part of their Treaty Settlement in a manner than will provide for their economic wellbeing now and into the future.

Furthermore, the Chapter B2 Urban Growth and Form of the ARPS acknowledges the role rural and coastal towns and villages have for the future growth of Auckland. Growth of rural and coastal towns is sought to be avoided in areas with scheduled sites, elite and prime soils, and natural hazard risks. None of these aspects apply to the site. Another key aspect for rural and coastal towns and villages is enabling the development and use of Mana Whenua's resources for their economic wellbeing. The project directly achieves this by enabling the land to be developed to further Te Kawerau ā Maki economic and social wellbeing. It has also been made evident in this application that the site can be sufficiently serviced for infrastructure, another key objective for coastal towns and villages.

Based on the above, the project is consistent with many of the outcomes sought for development of Countryside Living land, as well as higher order strategy documents, and the outcomes sought for Treaty Settlement land, being that Te Kawerau ā Maki can utilise the land resource to develop their economic well-being now and for future generations.

Anything else?

Please write your answer here:

Thank you for the opportunity to submit the Rangitōopuni Project for consideration to be listed under the Fast-track Approvals Bill.

Does the project include 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:

No known compliance and/or enforcement actions have been taken against the applicant by a local authority under the RMA.

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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