

Response ID ANON-URZ4-5FV7-W

Submitted to Fast-track approval applications
Submitted on 2024-05-01 22:20:42

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Ministry of Housing and Urban Development

2 Contact person

Contact person name:
Ross Cooper

3 What is your job title

Job title:
Associate

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 91562, Victoria Street, Auckland 1142, New Zealand

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

Yes

Organisation:
Ministry of Housing and Urban Development

Contact person:
Head, Land for Housing Programme

Phone number:
0800646483

Email address:
landforhousing@hud.govt.nz

Job title:
N/A

Please enter your service address:

PO Box 82
Wellington 6140

Section 1: Project location

Site address or location

Add the address or describe the location:

1A - 139 Carrington Road Mt Albert.

Please see attached file.

File upload:

FTC Attachment 1 - Site Map.docx was uploaded

Upload file here:

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

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

Crown (His Majesty the King)

Relevant titles:

799989[1] Lot 2 Deposited Plan 515012

799990[2] Lot 3 Deposited Plan 515012

799993 Lot 6 Deposited Plan 515012

867815 Lot 2 Deposited Plan 531494

868264 Lot 2 Deposited Plan 531496

1017462 Section 3 Survey Office Plan 520006

1071371 Sections 2 – 5 Survey Office Plan 573867

NA93B/541 Lot 3 Deposited Plan 156226

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 Ministry of Housing and Urban Development administers the relevant Crown / HMK titles under the Housing Act 1955, and seeks to facilitate the project.

The applicant seeks to authorise others to apply for resource consents on the land, specifically the Marutūāhu Rōpū Limited Partnership, the Ngāti Whātua Rōpū Limited Partnership and the Waiohua Tāmaki Alliance Limited Partnership. The project's development delivery partners are the three Rōpū.

The delivery partners and their nominees will be applying for resource consents to give effect to the Housing Act 1955 purpose.

Section 2: Project details

What is the project name?

Please write your answer here:

Carrington Residential Development

What is the project summary?

Please write your answer here:

The project is a large-scale residential development on 39.7 hectares of Crown-owned land in Mt Albert, Auckland delivering approximately 4,000 - 4,500 homes over 10 - 15+ years in a mix of typologies. The delivery partners are the Rōpū of Nga Mana Whenua o Tamaki Makaurau, as the land is their collective right of first refusal land.

What are the project details?

Please write your answer here:

Purpose: The purpose of this project is to enable a significant volume of new homes in a central Auckland location well-suited to intensification in a development partnership between the Crown and Auckland iwi.

Objectives: New housing supply. The provision of Treaty redress under the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed 2012 and the

Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014, consistent with the Crown's Treaty obligations as they apply to this land.

Activities: The development of new homes and business activities and including supporting infrastructure and associated works triggering approvals under the Auckland Unitary Plan (Operative in Part), National Environmental Standards and Heritage New Zealand Pouhere Taonga Act 2014.

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

Please write your answer here:

The project will have multiple residential development stages (megalots, superlots and lots), some of which will progress in parallel, and comprise both housing and associated infrastructure

Consents for the next stages of residential development are currently in preparation with a view to being lodged once the Fast Track Approvals Bill is enacted.

Project applications are anticipated to be progressively made over the next 10+-years for the comprehensive development of the Carrington land.

A number of enabling infrastructure works consents have already been obtained for the project, with these works currently in delivery to support the residential consents anticipated above.

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

Please write your answer here:

Resource Management Act (resource consents)

Heritage New Zealand Pouhere Taonga (archaeological authorities)

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

Please write your answer here:

Auckland Council

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

Please write your answer here:

The following resource consents for enabling works, focussed on infrastructure upgrades and subdivision, have been obtained and are at varying stages of implementation on site:

- Wairaka Stream Daylighting (Auckland Council references BUN60373075 / LUC60373078 / DIS60373077), providing for flood management and ecological outcomes. Implemented.
- Te Auaunga Stormwater Outfall # 6 (Auckland Council reference LUC60376231), providing flood management via an open channel and outfall to Te Auaunga Creek. Implemented.
- Backbone Infrastructure Works (Auckland Council references BUN60386270 / SUB60386271 / LUC60386272). A key enabling consent for the Carrington landholding, providing four connected public roads (including pedestrian and cycling infrastructure), street landscaping, upgraded service infrastructure across 29ha of the Wairaka Precinct, and subdivision to vest roads and infrastructure. Implementation underway, due for completion end of 2024.
- Global Contamination Remediation (Auckland Council references BUN60388418 / DIS60388019 / LUC60388460, enables contamination remediation works across circa 26ha of the Wairaka Precinct. 15-year lapse period through to 25 July 2037.

Further to the above, it is noted that the Wairaka Precinct Stormwater Management Plan (SMP) has been adopted by Auckland Council Healthy Waters (Healthy Waters) under the Auckland Region-wide Stormwater Network Discharge Consent which is held by Healthy Waters. Development needs to be consistent with the adopted SMP.

In addition to the above enabling consents, four resource consents have been approved under the Covid-19 Recover (Fast-Track Consenting) Act regime for residential construction, including:

- Wairaka Precinct 1 (progressed by the Ngāti Whatua Rōpū) for Stage 1 (50 homes)
- Maungārongo Resource Consents 1, 2 and 3 (progressed by the Marutūāhu Rōpū), being mixed use apartment developments fronting Carrington Road
- Carrington Megalot Subdivision (progressed by the Ministry), for a two-stage subdivision to align boundaries and establish parcels to facilitate the subsequent transfer of land to the three Rōpū.

One further resource consent application is currently being considered under the Covid-19 Recovery (Fast-track consenting) Act regime. There is no intention to lodge new consents for the same, or substantially the same, activity as is covered by this consent.

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

No

Please explain your answer here:

No – although residential development and associated infrastructure, for this project (as for all housing projects), will also require engineering plan approvals for public infrastructure and building consents for construction activities.

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

Please write your answer here:

Consents for the next stages of residential development within the project are currently being planned in preparation for lodging under this regime.

The resource consents currently in preparation around for ~600 homes and are intended to be ready for lodging on the Bill's enactment.

If granted, they can be given effect to immediately, as they are required to support the lodging of Engineering Plan Approvals with Auckland Council (6 months estimated processing time).

Detailed design for building consents will be progressed in parallel with Engineering Plan Approvals, and will be lodged once EPAs are received (6 months estimated processing time).

Construction start date (excl. site clearances and demolitions, which are underway), is therefore est. 12 months post consent.

Delivery for these consents is est. at 16 months for all stages with terraced homes and around 20 months for apartment stages, noting not all stages will proceed in parallel.

If the project as a whole is listed, as requested, then further consents for the project will also be lodged for future development stages/ superlots to support full build out.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Auckland Council

Treaty settlement entities are affected. Please see the attachment for details on engagement with iwi authorities and Treaty settlement entities. The entities are tje Marutūāhu Rōpū Limited Partnership
Waiohua Tāmaki Alliance Limited Partnership, and Ngāti Whātua Rōpū Limited Partnership as listed in section 8 of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014

We do not consider there are any affected persons in the following categories:

- protected customary rights groups
- customary marine title groups
- applicant groups under the Marine and Coastal (Takutai Moana) Act 2011
- ngā hapū o Ngāti Porou
- any person with a registered interest in land that may need to be acquired under the Public Works Act 1981.

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:

Please see the attachment for details

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:

The Crown has acquired the land the subject of this project with agreement under the Housing Act 1955. As the land is held for a public work, the Public Works Act 1981 applies to certain decisions that may be taken with respect to the land, such as disposals.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed 2012 and Act 2014 applies, as the land the subject of this project is right of first refusal under that Act.

The attachment to question 16 provides more detail on this question.

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:

Not required

Upload your assessment if necessary:

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Section 5: Adverse effects

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

Please describe:

On the basis that infrastructure upgrades (transport, stormwater, wastewater and water supply) are largely consented and being implemented at present, it is anticipated that the majority of applications made will comprise medium to high-density residential development with supporting amounts of ancillary commercial activities. These applications will primarily sit within the context of an enabled project site where there will be sufficient infrastructure to support them.

Accordingly, adverse effects associated with these applications will relate primarily to the form and function of the proposed buildings, and to the construction phase of the developments. Given the significant size of the Wairaka Precinct (65.4 hectares) and its relative insulation from external parties based upon existing road, stream / reserve and social infrastructure facilities adjoining the Crown's landholding, it is considered that the majority of those adverse effects would be internal to the landholding.

Standard adverse effects associated with construction activity are anticipated, which are able to be mitigated by standard means (and have been on previous consents). Noise and vibration associated with construction activities are likely to be point of focus, particularly where works are proposed in close proximity to the sensitive activities being undertaken at the Mason Clinic (Health New Zealand) and Unitec New Zealand properties. These have always been manageable in consents to date (Backbone Infrastructure Works being the primary example).

The adverse effects are considered to be manageable and are not anticipated to be significant in the context of the benefits.

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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:

National Policy Statements (NPS)

The NZ Coastal Policy Statement 2010 (NZCPS) and NPS on Urban Development 2020 (NPSUD) are considered of relevance to the Carrington project. General commentary of the project in relation to those documents is provided below:

NPSUD:

The project is considered to contribute to a well-functioning urban environment for the following reasons:

- Carrington has been planned from a macro level to ensure coordinated delivery of infrastructure and project-level development intentions, with the finer-grain development decisions including local character to come through the development of individual parcels by the Rōpū.
- It leverages significant public (local and central government) investment in network infrastructure upgrades, in the context of an excellent location relative to employment, education, transport, open space and other recreational activities.
- The project is anticipated to deliver between 4,000 and 4,500 residential dwellings in a location well-suited to intensification. It is acknowledged that this will contribute positively to housing affordability within the Auckland region.
- The Crown is giving effect to its Treaty obligations under the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed 2012 and Act 2014 by facilitating the Carrington development.

NZCPS:

- The NZCPS identifies that the Hauraki Gulf Marine Park Act 2000 (HGMPA) must be treated as a NPS for the coastal environment of the Hauraki Gulf.
- The project site is removed from the coastal environment but does have the Hauraki Gulf as the ultimate receiving environment.
- While construction activities have the potential to result in stormwater runoff, sedimentation and contaminants entering the Hauraki Gulf, those pathways are able to be appropriately closed through the implementation of relatively standard management plans and standard conditions of consent.
- Accordingly, the project does not conflict with the NZCPS or HGMPA.

For completeness, the following NPS documents are not considered relevant to the project:

- NPS for Freshwater Management 2020: There are no natural inland wetlands within the project area or in proximity to it
- NPS for Renewable Electricity Generation: The project does not include any electricity generation infrastructure
- NPS on Electricity Transmission: the project does not include electricity transmission infrastructure.

National Environmental Standards (NES)

It is considered that of the applicable NES, only the NES for Managing and Assessing Contaminants in Soil to Protect Human Health (NES Contaminated Soil) is relevant to the project. For completeness, and based upon the anticipated scope of works and the zoning of the land, the following NES documents are not considered directly relevant:

- NES for Drinking Water
- NES for Telecommunication Facilities
- NES for Electricity Transmission Activities
- NES for Plantation Forestry
- NES for Freshwater
- NES for Marine Aquaculture
- NES for Air Quality.

NES Contaminated Soil:

- Resource consent for remediation of 26ha of the precinct has already been obtained under the NES Contaminated Land (and Auckland Unitary Plan (Operative in Part)).
- Standard approaches to management are available
- Where necessary, the same or similar approach can be undertaken on an area by area or global basis to enable remediation works to be undertaken across the remainder of the project area, as needed.

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Section 7: Eligibility

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

Yes

Please explain your answer here:

The development project will have significant regional benefits through the provision of a significant volume of new housing supply, in a location which is positioned to benefit from existing and planned investment to upgrade transport, three waters and related infrastructure. The project's future residential construction stages will be able to be delivered more swiftly through access to fast-track consenting, which will expedite the delivery of new housing.

The project has had access to the Covid-19 Recovery (Fast-track Consenting) Act, and resource consents for the development were progressed through the pathway an estimated 6 to 9 months quicker than would have been the case through the existing process.

The time saving and cost over the project lifetime is, therefore, expected to be significant.

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's consents are generally for infrastructure and residential construction, and therefore do not require any specialist knowledge or input.

They will also be staged over the project's delivery timeline. The consents for this project are not, therefore, expected to have an impact on 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:

The project, here named "Carrington/ Unitec" is identified in Auckland Council's Future Development Strategy 2023 – 2053 (extract below, page 58) as a priority area where Council is seeking to make investment to further enable development.

Infrastructure deficit priorities:

These are areas where either bulk or more localised network infrastructure constraints (transport, water supply or wastewater) limit development in an otherwise good location. A smaller number of prioritised locations are identified that are market attractive, accessible and free from significant natural hazards. To enable development in these good locations, investment is needed to undertake the required improvements. In many cases the exact nature of the solutions to address the infrastructure deficit is yet to be confirmed.

Short to medium-term (years 1-10)

Infrastructure investment is to address the short to medium-term deficit identified.

The locations are:

- Chatswood
- Waterview
- Carrington / Unitec
- Te Atatu South
- Blockhouse Bay
- Pakuranga
- Māngere Bridge

In identifying the project in the Future Development Strategy, Auckland Council has ensured that network infrastructure constraints in this location that require Council investment will be appropriately prioritised in its future budgets.

Will the project deliver regionally or nationally significant infrastructure?

Regionally significant infrastructure

Please explain your answer here:

To the extent that the housing is considered infrastructure, altogether the project is forecast to provide ~4,000 – 4,500 homes, and will therefore be regionally significant.

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 enables land spare to tertiary education (Unitec) to be repurposed for housing. All homes at this location will be new supply to the Auckland market.

The forecast yield of 4,000 – 4,500 homes makes the project one of Auckland's largest on the central isthmus.

The development is well located to major centres of employment and education, including the central business district (8km), Auckland Airport, and west. It is walking distance to fast, frequent public transport (the western rail line at the Mt Albert and Baldwin Ave stations and bus routes on Carrington and Great North Roads). It has access to motorways north, west and south, and existing amenity, including parks, sports facilities and the Pt Chevalier and Mt Albert town centres.

New housing will be delivered in a range of price points and typologies. The project is similar in scale to Hobsonville Point, in terms of projected yields, but as it is in a central location will represent more significant intensification.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

PWC research (2020) suggests that for every dollar invested in construction, economic activity in excess of \$2.50 is generated. Construction activity, particularly residential construction, is a significant employer. Auckland Council estimates that the construction sector is responsible for 10 percent of all employment in the 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:

New housing at this location will provide future residents with choices in terms of their transport to daily activities, which in turn will reduce their emissions profile.

Further, new homes at this location will be smaller, on average, than existing housing stock, and will have modern heating and cooling systems that will be more efficient to operate, reducing the average emissions produced per home.

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

Yes

Please explain your answer here:

The infrastructure at this location has been built new for this project, and designed to anticipate the impact of increased temperatures on stormwater levels and overland flow paths. The site will have stormwater capacity that is significantly higher than existing neighbourhoods to mitigate and ameliorate storm/ flooding events. Therefore the new housing is expected to be more resilient than the status quo.

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:

The project is anticipated in Auckland's Future Development Strategy (FDS), and the Auckland Unitary Plan (Wairaka Precinct) provisions.

Specifically, the purpose of the Auckland Unitary Plan Wairaka Precinct (Chapter I334) is:

- to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility, and a range of community, recreation, and social activities, the development of a compact residential community, and commercial services activities.
- to provide for a variety of housing typologies that help cater for Auckland's growth.

Anything else?

Please write your answer here:

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:

The project has been planned, and the infrastructure designed, to anticipate climate change and natural hazards

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:

N/A

Load your file here:

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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:

Ross Cooper

Important notes