



# Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

*For office use only:*

Project name: George Street Mixed-Use Development  
Application number: PJ-0000743  
Date received: 09/04/2021

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

## Part I: Applicant

### Applicant details

Person or entity making the request: Newmarket Holdings Development Limited Partnership

Contact person: John Sax

Job title: Executive Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

PO Box 12301, Penrose, Auckland

### Address for service (if different from above)

Organisation: Barker & Associates Ltd

Contact person: Evita Key

Job title: Senior Associate

Phone: s 9(2)(a)

Email:

Email address for service: s 9(2)(a)

Postal address:

PO Box 1986, Shortland Street, Auckland 1140

## Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

33 George Street, Auckland, New Zealand

33-37 George Street, 13-15 Morgan Street, and 10 Clayton Street, Newmarket, Auckland

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Lot 1 DP 82437, Lot 1 DP 50020, Lot 1 DP 515313, Lot 2 DP 129174, Lot 3 DP 31293, and Lots 1-3 DP 22115.

Refer to Records of Title included as **Appendix 1**.

Registered legal land owner(s):

Newmarket Holdings Development Limited Partnership ('NHDLP') is the registered legal owner of 33-37 George Street, 13-15 Morgan Street, and 10 Clayton Street.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

Newmarket Holdings Development Limited Partnership ('NHDLP') is the registered owner of each of the individual sites as reflected on the Record of Titles enclosed with this application in **Appendix 1**.

## Part III: Project details

### Description

Project name: George Street Mixed-Use Development

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

A mixed-use development that includes four residential apartment towers set around a publicly accessible plaza edged by retail and commercial units. The tower blocks will range in height from 9 to 16 levels with basement car parking. Overall, the proposal will provide for approximately 324 dwellings, 1,300sq.m of retail and commercial tenancies, 2,000sq.m supermarket and 464 car parking spaces. Refer to Appendix 2 for concept details.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

This application is for a referred project under section 20 of the Act to enable the accelerated construction and delivery of a mixed-use development which is considered to result in significant Covid-19 recovery public benefits. These benefits include immediate employment generation in the construction sector and long-term employment in operations and maintenance of the development (refer to **Appendix 3**); increased house supply through the delivery of approximately 324 dwellings across the four tower blocks; and a well-functioning urban environment in the form of a comprehensively designed, publicly accessible, pedestrian plaza and pedestrian link.

The project provides an exceptional opportunity for a mixed-use development, in a location that is well served by public transport, and in proximity to a number of amenities including the Auckland Domain, Auckland Hospital, tertiary education facilities and Newmarket Metropolitan Centre. The project will be delivered by SouthPark Corporation, an established developer with a successful track record in industrial, residential and commercial land development. Once resource consent is received SouthPark Corporation has the capacity to commence works immediately (refer to **Appendix 4**). Tower 1 is expected to be completed by August 2024, Tower 2 by April 2026, Tower 3 by October 2027, and Tower 4 by April 2029 (refer to **Appendix 5**).

Mātauranga and tikanga have been established as the overarching principles which underpin the engagement, processes, and design outcomes of the project. Particular emphasis has been placed on the design strategies which enable the integration of the development into the surrounding environment and an approach which carefully considers how the development will be experienced by the public. The development is conceived as a mixed-use destination that includes residential, retail and commercial components distributed across the site. Multiple blocks, function and activity are defined within a cohesive framework defined by the key design strategies to generate a unified urban solution. Key objectives of the project are to:

- Establish a community that has easy access to public transport and a 10-15 minute car journey to the CBD.
- Provide a flexible range of housing typologies and varying price points.
- Provide strong anchor tenants, including a supermarket which will in turn help sustain and support associated retail which will be important in providing ground floor activation.
- Create opportunities for commercial activities at ground and first floor levels that adds to local employment.
- Enable strong pedestrian links at street and podium level that integrates vertically through the development.
- Connect public and community areas/ facilities in the development to provide a safe and secure environment.

Further details are included in the plan set prepared by Warren & Mahoney (refer to **Appendix 2**).

Where applicable, describe the staging of the project, including the nature and timing of the staging:

It is intended that the podium will be constructed first, providing car-parking and amenity ahead of residential towers. The current high-level staging concept thereafter is to complete each tower sequentially, with a slight overlap. The programme will be refined in line with development and design detailing. Timing is detailed in **Appendix 5**.

### Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
10 Clayton Street: Lot 1 DP 82437	Auckland Unitary Plan (Operative in Part)	Business – Mixed Use Zone	Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay – E8, Mount Eden Viewshaft Controls: Height Variation Control – Newmarket, 27m; Centre Fringe Office Control; and Macroinvertebrate Community Index – Urban.	Overland flow paths
13-15 Morgan Street: Lot 1 DP 50020; Lot 2 DP 129174; Lot 3 DP 31293; and Lot 1 DP 515313	Auckland Unitary Plan (Operative in Part)	Business – Mixed Use Zone	Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay – E8, Mount Eden Viewshaft Controls: Height Variation Control – Newmarket, 27m; Centre Fringe Office Control; and Macroinvertebrate Community Index – Urban.	Overland flow paths
33-37 George Street: Lots 1-3 DP 22115	Auckland Unitary Plan (Operative in Part)	Business – Mixed Use Zone	Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay – E8, Mount Eden Viewshaft Controls: Height	N/A

Legal description(s)	Relevant plan	Zone	Overlays	Other features
			Variation Control – Newmarket, 27m; Centre Fringe Office Control; and Macroinvertebrate Community Index – Urban.	

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
NES Contaminated Soil	Contaminated Soil	Potential infringements to the permitted standards	Either C/RD/D	Application site
Auckland Unitary Plan (Operative in Part)	E11 Land Disturbance – Regional	Exceeding permitted earthworks thresholds	RD	Application site
Auckland Unitary Plan (Operative in Part)	E12 – Land Disturbance – District	Exceeding permitted earthworks thresholds	RD	Application site
Auckland Unitary Plan (Operative in Part)	E25 Noise and Vibration	Potential infringements to the permitted standards	RD	Application site
Auckland Unitary Plan (Operative in Part)	E30 Contaminated Land	Potential infringements to the permitted standards	RD	Application site
Auckland Unitary Plan (Operative in Part)	E38 Subdivision – Urban	Unit title subdivision	RD	Application site
Auckland Unitary Plan (Operative in Part)	H13 Business – Mixed Use Zone	Establishing new buildings (E13.4.1(A45))	RD	Application site
Auckland Unitary Plan (Operative in Part)	H13 Business – Mixed Use Zone	Exceeding the maximum building height (Standard H13.6.1(2-3))	RD	Application site
Auckland Unitary Plan (Operative in Part)	H13 Business – Mixed Use Zone	Exceeding setback above 27m (Standard H13.6.4(3))	RD	Application site

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

No applications for resource consent applications or a notice of requirement under the RMA have been lodged in relation to this application. The applicant has lodged a request for a private plan change to Auckland Council. The PPC has been publicly notified with a number of submissions received (refer to Appendices 6 and 7). A full copy of the PPC request is available on Council's website via the link below.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

N/A – there are no other resource consents or designations required for the project that have been lodged or obtained by persons other than the applicant. All proposed works can be delivered by the applicant, subject to obtaining the necessary resource consents as a referred project under this Act.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

With the exception of building consent, required under the Building Act 2004, and Engineering Plan Approval, no other authorisations are required to begin the project.

### Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Refer to **Appendices 3-5 and 8**.

## Part IV: Consultation

### Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

A pre-application meeting was held with the Ministry for the Environment in respect to this project on 9 March 2021.

### Local authorities

Detail all consultation undertaken with relevant local authorities:

The applicant has been actively engaging with Auckland Council and relevant CCO's since May 2017 (refer to **Appendix 9**), in the lead up to the lodgement of the George Street Precinct Private Plan Change Request (PC44) in October 2019. The key contact at Auckland Council's Plans and Places is Fiona Sprott, Team Leader - Central South, Plans and Places **s 9(2)(a)**

### Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Key stakeholders for this project include Mana Whenua (refer to **Appendix 10**), Auckland Council, Auckland Transport and plan change submitters (refer to **Appendices 6 and 7**). To ensure natural justice prevails, it is expected that these parties would be invited by the expert consenting panel to comment on the resource consent application.

Detail all consultation undertaken with the above persons or parties:

Refer to **Appendices 6, 7, 9 and 10.**

## Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to [Te Kāhui Māngai – Directory of Iwi and Māori Organisations](#).

### Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāti Whātua Ōrākei	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. In particular, active engagement and consultation has occurred with both Ngāti Whātua Ōrākei and Ngāti Tamaoho on a continual and ongoing basis, including on-site meetings to discuss the project. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāti Tamaoho	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. In particular, active engagement and consultation has occurred with both Ngāti Whātua Ōrākei and Ngāti Tamaoho on a continual and ongoing basis, including on-site meetings to discuss the project. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāti Whātua o Kaipara	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Waitako – Tainui	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāi Tai ki Tāmaki	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāti Maru	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāti Pāoa	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāti Tamatera	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Ngāti Te Ata	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.



Ngāti Whanuanga	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Te Ahiwaru Waiohūa	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Te Ākitai Waiohūa	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Te Kawerau a Maki	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Te Patukirikiri	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.
Te Rūnunga o Ngāti Whātua	This project has an association with PC 44 and Newmarket Holdings Development Limited Partnership have consulted with these iwi authorities since 2019. A summary of the iwi consultation undertaken to date is included with Appendix 10.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
N/A	Not required in this instance. In terms of Treaty settlements, the AUP (OP) maps and Appendix 21 do not indicate that the site subject to any treaty settlement statutory acknowledgements which are statements of cultural, spiritual, historic, and traditional associations of an iwi with a site or an area acknowledged by the Crown in Treaty of Waitangi settlement processes

### Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

N/A

## Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

### Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.



The Project would not occur in a customary marine title area under the Marine and Coastal Area (Takutai Moana) Act 2011.

### Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

The Project would not occur in a protected customary rights area.

## Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The project will have no long term, adverse effects on the environment. The project will be a positive contributor in terms of public benefit as detailed later in this application.

### Urban Design Outcomes

The proposed development will achieve high quality urban design outcomes and will not adversely affect the amenity and character of the site and surrounding area. An urban design memo has been prepared by Barker & Associates in relation to this proposal, which is included as **Appendix 11** and addresses the outcomes in terms of: a high-quality pedestrian environment; quality built form; and relationship to neighbouring sites. This memo concludes the following:

*“The proposed development is of a scale and intensity that capitalizes on the site’s proximity to public transport, public open space, and employment retail, commercial, educational and health services in the Newmarket and Parnell area:*

- Providing enhanced connectivity, giving Newmarket a frontage to the Auckland Domain, and providing a new community focal point to the northern end of Newmarket;*
- While appropriately managing potential adverse effects on neighbouring sites and positively integrating building massing into the surrounding area.”*

In particular, building bulk is appropriately modulated through the setting back and stepping of corners on floor plates, recessed upper floors, and the space between building. Furthermore, the building height is lower towards the site’s northern frontage to enable the development to visually integrate within the future urban form of mid-rise buildings along George Street.

In addition to Appendix 11, a comprehensive urban design assessment was submitted as part of the Private Plan Change 44 application[1] which was accompanied by extensive diagrammatic and visual analysis (refer to footnote below).

Overall, the urban design outcomes have been comprehensively considered to ensure that the proposed development positively contributes to the surrounding area and does not result in significant adverse effects.

### Landscape and Visual Effects

A comprehensive landscape and visual effects assessment was prepared by LA4 Landscape Architects as part of the Private Plan Change 44 application, the finding of which are considered relevant to this development and application[2] (refer to footnote below). In summary, this assessment concluded that the surrounding landscape has the capacity to visually absorb the proposed development, due to the established and varied nature of the surrounding environment. Furthermore, the development is considered to give a strong sense of identity to the northern Newmarket environs which it is currently lacking, in particular, through the building scale; plaza and pedestrian connections; active edges; and street interface.

Overall it is considered that the proposed development is acceptable within the context of the existing and planned future urban environment, and can be visually accommodated within the landscape without adversely affecting the visual amenity, character, aesthetic value and integrity of the surrounding Newmarket environment.

#### *Transport*

A transportation memo which assesses the potential effects of the proposal has been prepared by Commute Transportation Consultants and included as **Appendix 12**. This assessment concludes that the proposed development is acceptable from a transportation perspective. Notably, the application site has excellent accessibility to a range of transport modes, including high frequency public transport and results in improved access outcomes, particularly for pedestrians. Further, the anticipated trip generation is expected to be reasonably accommodated within the surrounding road network.

In addition to the transportation memo attached, it is noted that an integrated transportation assessment was undertaken and submitted as part of the private plan change request for PC44[3]. This assessment placed emphasis on restricting the provision of parking, which has been implemented in this proposal that provides only 464 parking spaces to support 324 apartments and 3,300m<sup>2</sup> of retail activities.

Taking into account the conclusions of the transportation assessment, it is considered that there are no traffic or transport planning reasons why this development should not proceed.

#### *Servicing*

MSC Consulting Group Ltd provided an engineering infrastructure report to support the Plan Change 44 application and this assessment is considered relevant to the proposed development (refer **Appendix 13**). This report addressed the effects of the development in terms of stormwater drainage, stormwater overland flow paths, wastewater drainage, potable water, power, firefighting water supply and communications.

It is proposed to abandon the existing stormwater and wastewater networks within the site and construct new infrastructure to serve the development. It is noted that, post development stormwater runoff will not exceed the pre-development rates, and as such, no stormwater mitigation is required or proposed.

In terms of potential flooding effects, no changes are proposed to the overland flow paths which traverse the site, and the development will not give rise to any effects on downstream properties.

In summary, the development area is well serviced by existing public infrastructure and there will be no significant adverse effects as a result of the proposal.

[1] <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-44-appendix-5-urban-design-report.pdf>

[2] <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-44-appendix-6-landscape-and-visual-effects-assessment.pdf>

[3] <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-44-appendix-7-integrated-transport-assessment.pdf>

## **Part VIII: National policy statements and national environmental standards**

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

The proposal is consistent with the objectives and policies of the NPSUD as it will provide for well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural well-being (Objective 1, Policy 1). In particular, the project is a comprehensively planned development which will provide approximately 324 dwellings centered around a pedestrian plaza, located less than 200m from Broadway which is a Frequent Transit Network, and within a ten-minute walk of Newmarket and Grafton Train Stations. Additionally, the proposal will significantly add to development capacity and contribute to well-functioning urban environment (Policy 8).

## Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

The proposed development will result in direct and indirect economic benefits for people and industries affected by COVID-19 by providing direct and indirect employment in Auckland and the wider Auckland Region, particularly in the construction industry and operational employment.

During the construction phase, up to 250 full time equivalent (FTE) construction staff will be employed and use local trades, suppliers and contractors. Once fully operational, the supermarket will provide between 80-100 permanent FTE jobs on-site. In addition to this, additional retail and commercial activities would provide approximately a further 35 FTE jobs. The proposed permanent residential population of approximately 1,000 provides a level of economic activity contained on-site and permeable to the immediate surrounding catchment.

The supermarket also enhances the viability of the proposed secondary activities (retail and commercial activities), the surrounding retail shops and Newmarket Metropolitan Centre.

Project’s effects on the social and cultural wellbeing of current and future generations:

The project will generate significant positive social and cultural effects on current and future generations. The project represents a mixed-use development centered around publicly accessible spaces, including a pedestrian link between Clayton Street and George Street and a pedestrian plaza, both edged by retail and commercial units, creating a community focal point for this northern part of Newmarket. The project will provide a diverse range of amenities and services, which in time, will serve daily needs of the emerging residential community for what will be current and future generations.

The mixed-use nature of the development also enables parking and transport infrastructure to be used more effectively and provides sufficient critical mass to deploy programmes that decrease reliance on single occupancy car trips. It encourages walking and cycling which leads to health benefits.

The project will also enable the accelerated delivery of a significant number of dwellings to the Auckland housing market where population growth continues, thereby also providing for the social wellbeing of current and future generations.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

By utilising the fast-track process under the Covid Recovery Act, resource consents for this application will be obtained quicker. The applicant has been in discussions with Auckland Council since May 2017 (refer to **Appendix 9**).

Under the private plan change route it is expected that a Council decision will be issued two years after lodgement, i.e. October 2021. This would be followed by a resource consent which, based on similar resource consent applications processed by Auckland Council could take approximately 12 months from the lodgement to the granting of consent.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

Job creation via short term construction employment as well as on-going retail and commercial employment with estimates noted above and within **Appendix 3**.

Housing supply:

The project will bring forward and accelerate the availability and delivery of housing stock. Across the four tower blocks, there will be approximately 324 dwellings, provided in Auckland which is the largest metropolitan city in New Zealand and where there is highest housing demand and supply issues.

Contributing to well-functioning urban environments:

The proposal is in keeping with the NPS-UD objective of having well-functioning urban environments as the project has been comprehensively designed, will provide for an architecturally designed mixed use development of greater intensity and increased height in a location that is highly accessible, well served by public transport, within a short walk to Auckland Domain and Newmarket Metropolitan Centre and is market desirable. In particular, the development will provide approximately 324 dwellings in a variety of typologies across four apartment towers, which will be centered around a pedestrian plaza and within walking distance to public transport.

Urban Designer Matt Riley of Barker & Associates has assessed the proposed development (refer **Appendix 11**) and considers that *'from an urban design perspective, it will be a valuable contribution to the wider Newmarket and Parnell area'*. Notably, the proposed pedestrian plaza, edged by active uses, will deliver a new community focal point to a growing working and residential community in this northern part of Newmarket.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The project will provide significant investment in infrastructure which will provide benefits to the surrounding community. It is proposed to abandon the existing stormwater and wastewater networks within the site and construct new infrastructure to serve the development. The publicly accessible, pedestrian plaza and pedestrian link will formalise a mid-block connection through the site to allow for residents and the working population to move between Newmarket, the site and Auckland Domain/Pukekawa.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The proposal is not located within a coastal area and will not impact the freshwater quality and ecological values of this blue-green network. In particular, erosion and sediment control measures ensure that proposal does not have any adverse sedimentation effects on freshwater quality.

Minimising waste:

An on-site centralised waste management system will be proposed to integrate the mixed use development refuse collection. This is consistent with the Government's commitment to achieving a circular economy. Commitment to whole-of-lifecycle costing from design, through construction and into operations for waste minimisation will contribute to the reduced use of landfill sites and supports and promotes wider community domestic recycling.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

Given the mixed-use nature of the development and proximity to public transport services and other retail/commercial activities, the proposal provides opportunities for minimising travel needs and encourage the use of public transport, helping to improve the efficiency of transport systems and also promote walking and cycling. This will help to lower transport emissions.

Promoting the protection of historic heritage:

There are no objects of historic heritage or recorded archaeological sites within the project area.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

Overland flow paths will be either maintained or appropriately diverted or detention to mitigate flooding impacts and ensure that the existing flood hazard is not exasperated.

Other public benefit:

The project will boost employment opportunities in the construction sector, which has been identified as one of the key sectors in assisting with the social and economic recovery of COVID-19. It will provide employment opportunities for people who were working in industries hit hardest by COVID-19, such as hospitality and tourism.

Whether there is potential for the project to have significant adverse environmental effects:

It is considered that there would not be any significant adverse environmental effects. The adverse effects assessment at Part VII and supporting technical memos confirm that potential adverse effects of the project can all be avoided, managed or remedied

## Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

There are few natural hazards (and or effects of climate change) that directly affect the property, apart from potential flooding from the Overland Flow path. The overland flow path will not be affected by the proposed development, which will therefore have no impact on any downstream properties. Refer to Engineering Infrastructure Report included as **Appendix 13** for further detail.

## Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
Auckland Council	None that we are aware of

## Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

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.

## Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

## Checklist

Where relevant to your application, please provide a copy of the following information.

Yes	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.

Released under the provision of  
the Official Information Act 1982