

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: Great South Homes Park
Application number: PJ-0000813
Date received: 12/07/2022

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

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: Unispot Great South Limited

Contact person: Opal Zhu

Job title: Managing Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

PO BOX 9605

Newmarket 1149

Address for service (if different from above)

Organisation: Barker & Associates

Contact person: Gerard Thompson and Kasey Zhai

Job title: Director and Senior Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

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.

470 Great South Road, Ōpaheke, Auckland, 2113, New Zealand

476 Great South Road, Papakura

8 Gatland Road, Papakura

2 Gatland Road, Papakura

Legal description(s):

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

- 470 Great South Road, Papakura: Lot 1 DP 190539
- 476 Great South Road, Papakura: Lot 2 DP 398232
- 8 Gatland Road, Papakura: Lot 1 DP 398232
- 2 Gatland Road, Papakura: PT ALLOT 15 Parish of Opaheke

Please refer **Attachment 1** for copies of the Records of Title

Registered legal land owner(s):

The registered legal land owners are per the Records of Title at **Attachment 1**.

Unispot Great South Limited have a sale and purchase agreement in place for the land subject to this project. Unispot Great South Limited (referred to as 'Unispot' henceforth) is part of Unispot Limited, a property development company specialising in medium and higher density development projects.

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:

The legal interests in the land are detailed in **Attachment 2**. In summary, there are no legal interests which would prevent Unispot from undertaking the work required for the project.

Part III: Project details

Description

Project name: Great South Homes Park

Project summary:

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

The proposal includes the development of 6.1 hectares of Mixed Housing Urban zoned land to accommodate 338 residential units (or 363 residential units if a proposed open space is not constructed) and 400m² of commercial activity. Associated works include subdivision, the construction of roading, private access, three waters infrastructure, a stormwater management pond, and public open space. Architectural and landscape drawings are included at Attachments 3 and 4.

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.

The purpose of the proposed project is to carry out a housing development with supporting neighbourhood scale commercial activities. The objective of the project is to provide a comprehensively planned development that will deliver well designed, high quality residential units within the Auckland Market. Unispot aims to meet the growing demands for housing within the Auckland region by providing housing choice and variety, particularly to first home buyers, investors, and downsizers.

The housing development will consist of 338 residential units, comprising of two to three storey terraced house and duplex typologies.

The infrastructure associated with the subdivision and development will include roads, pedestrian and cycle accessways, private accessways, public open space, a stormwater management pond, and reticulated infrastructure for three waters services.

The proposed project will involve the following activities:

- Demolishing existing buildings and infrastructure;
- Constructing residential buildings;
- Subdividing land;
- Trimming and removing vegetation;
- Carrying out bulk earthworks;
- Diverting overland flow paths;
- Constructing roads, pedestrian and cycle accessways, and private vehicle access;
- Developing open space or an additional 25 residential units (approximate); and
- Constructing three waters infrastructure, including a stormwater management pond

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

All 338 residential units will be applied for under a single resource consent to enable the construction of residential units and subdivision to create new records of titles. Establishment works, including bulk earthworks and the construction of roading and three waters infrastructure will be carried out across the entire project site. The project will consist of nine super lots to enable construction to be staged across four stages. The project timeline is included at **Attachment 5**.

Should the project be accepted as a referred project under the Act, is it anticipated that establishment works will be carried out from mid 2023 to early 2024.

Building consent preparation for the first stage will commence late 2022, with lodgement planned following the approval of resource consent. Building consents and construction will be staggered across four stages, with some overlap between the construction of residential units and the preparation of building consent for subsequent stages. It is anticipated that the construction of the last stage will be completed in early 2027.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent, Discharge permit

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
Lot 1 DP 190539	Auckland Unitary Plan (Operative in Part)	Residential - Mixed Housing Urban	Controls: Macroinvertebrate Community Index – Rural Controls: Macroinvertebrate Community Index – Urban Controls: Stormwater Management Area Control – GATLAND ROAD, Flow 1	Overland flow path Arterial Road – Great South Road
Lot 2 DP 398232	Auckland Unitary Plan (Operative in Part)	Residential - Mixed Housing Urban	Controls: Macroinvertebrate Community Index – Rural Controls: Macroinvertebrate Community Index – Urban	Piped watercourse One per cent Annual Exceedance Probability (AEP) floodplain Overland flow paths

Legal description(s)	Relevant plan	Zone	Overlays	Other features
			Controls: Stormwater Management Area Control – GATLAND ROAD, Flow 1	Arterial Road – Great South Road
Lot 1 DP 398232	Auckland Unitary Plan (Operative in Part)	Residential – Mixed Housing Urban	Controls: Macroinvertebrate Community Index – Rural Controls: Stormwater Management Area Control – GATLAND ROAD, Flow 1	Piped watercourse One per cent AEP floodplain Overland flow paths Arterial Road – Great South Road
PT ALLOT 15 Parish of Opaheke	Auckland Unitary Plan (Operative in Part)	Business – Neighbourhood Centre	Controls: Macroinvertebrate Community Index – Rural Controls: Stormwater Management Area Control – GATLAND ROAD, Flow 1	Arterial Road – Great South Road

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
Auckland Unitary Plan (Operative in Part)	E8.4.1 (A5)	Diversion and discharge of stormwater runoff from additional impervious areas greater than 5,000m ² of road	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E8.4.1(A11)	Diversion and discharge of stormwater runoff from an existing or a new stormwater network	Discretionary	Application site

Auckland Unitary Plan (Operative in Part)	E11.4.1(A5)	General earthworks greater than 50,000m ² outside the Sediment Control Protection Area	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E12.4.1(A6)	General earthworks exceeding 2,500m ²	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E12.4.1(A10)	General earthworks exceeding 2,500m ³	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E26.2.3.1(A55)	Stormwater detention/retention ponds/wetlands in Residential zones	Controlled	476 Great South Road, Papakura
Auckland Unitary Plan (Operative in Part)	E27.6.1.1(A3)	Exceedances to trip generation standard E27.6.1.1(T1), being greater than 100 dwellings	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E36.4.1(A41)	Diverting the entry or exit point, piping, or reducing the capacity of any part of an overland flow path	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E38.4.2(A14)	Subdivision in accordance with an approved land use resource consent	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	H5.4.1(A5)	Four or more dwellings per site	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	H12.4.1(A47)	New buildings in the Business - Neighbourhood Centre Zone	Restricted discretionary	2 Gatland Road, Papakura
Auckland Unitary Plan (Operative in Part)	I446.4.1(A1)	Subdivision in accordance with the precinct standards	Restricted discretionary	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 or notices of requirement relating to this project have been lodged at the time of application. Unispace are currently in the process of preparing an application to Auckland Council for subdivision to create superlots, remove easements subject to section 243(a) of the RMA, and cancel an existing consent notice.

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

There are no other resource consents or designations required for the project by someone other than Unispace. All proposed works can be delivered by Unispace, 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:

There are no legal authorisations 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.

Unispace confirm this project is construction ready, subject to obtaining resource consents, building consents and engineering plan approvals (EPA). Unispace are experienced housing developers and have delivered 147 residential units through small to mid-sized developments since 2020, with works progressing through to completion despite Covid-19 induced delays. Unispace also has over a total of 100 residential units that are currently at the resource consent phase awaiting approval.

The consultant team to prepare all the necessary documentation for the resource consent application has been appointed and, should this project be successfully referred by the Minister, the consultant team will immediately commence preparation of the resource consent application.

The project timeline (refer **Attachment 5**) includes the following key milestones:

- EPA: September 2022 – February 2023
- Building consent: December 2022 – September 2024 (ongoing throughout construction)
- Site works, including bulk earthworks and infrastructure: July 2023 – May 2024.
- Construction and subdivision (Stage 1 of 4): July 2024 – December 2025
- Construction and subdivision (Stage 2 of 4): January 2025 – June 2026
- Construction and subdivision (Stage 3 of 4): July 2025 – September 2026
- Construction and subdivision (Stage 4 of 4): January 2026 – March 2027

With regard to procurement, Unispace has well established relationships with Ozac Architects, Reco Construction, and Space Structural Engineering and Design who have been appointed to complete the detailed design of residential units for building consents and commence the construction of new buildings. Of note, Ozac Architects will be actively engaged throughout the resource consent process to finalise the detailed design of new buildings, and Reco Construction have established relationships with suppliers to assist with the procurement of construction materials. With regard to funding, Unispace has a long-term plan in place to manage cash-flow, providing certainty to ongoing investment and project completion. Approximately 70% of the required funding for the proposed project will be supported by capital, including capital generated by the completion of other consented developments and the initial stages of the proposed project. Approximately 30% of the required funding will be sourced via existing equity partners.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

A pre-application meeting concerning the use of the fast track referral process was held with the Ministry for the Environment (MfE) on 12 April 2022. The suggestions and feedback made at this meeting by MfE staff have been incorporated into this referral application.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Auckland Council's resource consent pre-application service is temporarily suspended due to a high volume of resource consent applications. Auckland Council has indicated that the service is under review, with the hope of reinstatement in 2022. Notwithstanding, pre-application meetings have been held with a number of relevant Auckland Council departments, and Auckland Transport. A record of these meetings is included at **Attachment 6**.

The following key changes/development features have been made/included as a result of these pre-application discussions:

- The inclusion of additional public open space. A 3,000m² public open space is now provided at the centre of the site, following advice from Auckland Council's Park department that a park in this location is required to meet the Council's open space provision targets in this area.
- Unisport are actively working with the consultant team to achieve positive and active frontages for any future open space provisions. Good CPTED (crime prevention through environmental design) principles are being utilised as part of this process to ensure ongoing use and the safety associated with any future open space.
- A dedicated pedestrian and cycle link has been incorporated toward the northern portion of the subject site. This element will help to improve and prioritise the connectivity for active modes of travel within the site to Great South Road. This will also provide for a more direct connection to bus stops located just north of the site on Great North Road for future residents improving the convenience of travel via public transport.
- More housing choices have been provided with the inclusion of two-storey duplex typologies located toward the northern edge of the subject site.

Unisport continue to actively work with their consultant team to revise and finalise the detailed design of the proposal.

Other persons/parties

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

With the exception of iwi authorities (which are detailed in the following section), no other persons or parties are considered to likely be affected by the project. The proposal is for a residential development on land that has recently been residentially zoned through a plan change process to the AUP (OP). The project site is also located over 3km from the closest state highway on and off ramps.

The proposed residential units are in keeping with the anticipated land use of the project site, and will comply with the operative AUP (OP) zoning standards as well as the Medium Density Residential Standards, should Auckland Council apply these to the project site and existing precinct.

While the proposed project will result in a change to the existing character of the surrounding area and is of a greater intensity than existing residential development, it is considered to be in keeping with the anticipated outcomes of the underlying zoning and intent of the National Policy Statement on Urban Development 2020 ('NPS-UD').

The proposed commercial activities will also be located on land that is zoned Business – Neighbourhood Centre and are therefore considered to be of an appropriate scale.

Detail all consultation undertaken with the above persons or parties:

N/A

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
Ngāi Tai ki Tāmaki	Engagement correspondence was sent to the eight iwi authorities who have expressed interest in the area on 25 May 2022, outlining the details of the proposal. To date, no response has been received.
Ngāti Maru	Engagement correspondence was sent to the eight iwi authorities who have expressed interest in the area on 25 May 2022, outlining the details of the proposal. To date, no response has been received.
Ngāti Tamaterā	Engagement correspondence was sent to the eight iwi authorities who have expressed interest in the area on 25 May 2022, outlining the details of the proposal. To date, no response has been received.
Te Ahiwaru - Waiohū	Engagement correspondence was sent to the eight iwi authorities who have expressed interest in the area on 25 May 2022, outlining the details of the proposal. To date, no response has been received.
Te Ākitai Waiohū	Engagement correspondence was sent to the eight iwi authorities who have expressed interest in the area on 25 May 2022, outlining the details of the proposal. To date, no response has been received.
Waikato - Tainui	Engagement correspondence was sent to the eight iwi authorities who have expressed interest in the area on 25 May 2022, outlining the details of the proposal. To date, no response has been received.
Ngāti Tamaoho	Ngāti Tamaoho has confirmed their interest in the project. Unispace are committed to facilitating ongoing engagement with Ngāti Tamaoho as the project progresses through detailed design, including but not limited to aspects in relation to stormwater management and planning and landscaping. Input into the detailed design and master planning of the site will be invited, as well as the opportunity to provide a cultural impact assessment.
Ngāti Te Ata	Ngāti Te Ata has confirmed their interest in the project. Unispace are committed to facilitating ongoing engagement with Ngāti Te Ata as the project progresses through detailed design, including but not limited to aspects in relation to stormwater management and planning and landscaping. Input into the detailed design and master planning of the site will be invited, as well as the opportunity to provide a cultural impact assessment.

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
Ngāti Tamaoho	As previously discussed, engagement correspondence has been made with Ngāti Tamaoho regarding the project. Ngāti Tamaoho has confirmed their interest in the project, and will be actively involved as the project progresses through detailed design, including that of the proposed stormwater management pond and water quality outcomes within the project site.

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.

The project would not occur on land returned under a Treaty Settlement.

The project will occur on land that is within a statutory acknowledgment area under the Ngāti Tamaoho Claims Settlement Act 2018. The location of interest is identified as Otūwairoa Stream and its tributaries (including Waipokapū Stream, Mangapū Stream and Waihoehoe Stream).

The Deed of Settlement Schedule states that:

Otuwairoa (Slippery Creek) is particularly important to Ngāti Tamaoho because of its traditional use and its location. The stream is a confluence of many other important awa of the area including the Waipokapū (Hays Stream) and the Mangapū (Symonds Stream) carrying the mauri of these streams before it drains into Te Manukanuka o Hoturoa (Manukau Harbour). The outlet of the Otuwairoa is also significant because of the Opaheke kainga site along its northern bank.

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.

It is considered that the proposal will not have any long term, significant adverse effects on the environment. Actual and potential adverse effects are addressed in general below and should be reviewed in conjunction with the supporting technical assessments accompanying this application.

Residential Character and Amenity

The proposal has the potential to result in a change to the residential character and amenity values of the existing neighbourhood. However, this change in character and amenity values is anticipated by the Auckland Unitary Plan through the application of the Mixed Housing Urban zoning across the site.

The proposal includes a number of key design elements to manage potential effects pertaining to the existing residential character and amenity of neighbouring sites. These include:

- Carparking and vehicle access has primarily been located internally within the proposed urban blocks to reduce any adverse effects on streetscape amenity.

- Regular physical breaks have been proposed within the built form, breaking the development down into a number of smaller buildings which is more consistent with typical suburban residential housing developments in the wider area.
- A range of housing types and sizes have been provided including two and three level residential units comprising either two, three or four bedrooms.
- The proposed buildings typically have their primary frontage orientated toward the street providing activation and passive surveillance outcomes resulting in a safer street environment and more positive built edge to Great South Road than existing patterns of development.
- The proposed residential units are anticipated to comply with the relevant standards associated with the underlying Mixed Housing Urban zone and MDRS.
- Proposed open space has been designed to maximise frontages to public streets resulting in activation, passive surveillance and amenity which encourages ongoing use.

Transport

The potential transportation effects include trip generation and effects on the existing road network and the design of new roads and connectivity within the project site. A preliminary analysis of transport effects is included in the memo prepared by Commute Transportation Consultants included at **Attachment 7**.

In summary, Commute has identified a number of transportation upgrades based on the estimated trip generation of the project, including a signalised intersection at Great South Road and Gatland Road, and a new intersection from Great South Road to provide a new access point to the project site. It is considered that the project can be safely accommodated within the existing road network subject to these upgrades.

With regard to the site interface with Great South Road, which is identified as an arterial road under the AUP (OP), no private access to residential units will be provided from Great South Road, and Unispace confirm that a 5m road widening strip will be provided at the time of subdivision in accordance with the requirements of the AUP (OP) precinct provisions.

With regard to the proposed internal design and layout, all internal roads and access links are provided in locations that are in keeping with the requirements of the AUP (OP) precinct provisions. The design of the internal roads will also be consistent with the design metrics and requirements set out in the precinct provisions.

Overall, it is considered that the project will not create significant adverse effects on the safe and efficient operation of the existing transport network, and that appropriate provision has been made for vehicular, pedestrian, and cycling access within the project site.

Earthworks

Bulk earthworks will be required across the site to enable the construction of roads, vehicular access, and new buildings. The nature and scale of these works are considered to be common for greenfield sites of this nature. Earthworks will comprise an estimated total volume of 40,000m³, with a cut and fill balance being achieved within the site. The natural landform of the site will generally be retained. Unispace confirm that all standard erosion and sediment control measures will be implemented for the duration of works in accordance with the relevant Auckland Council guideline document.

While the scale of the works will be large in the context of the established residential areas, it is noted that they will be temporary in duration and not out of character within a greenfield site. Overall, it is considered that the actual and potential adverse environmental effects arising from earthworks can be appropriately managed.

Ecology

With regard to freshwater ecology, Biosearchers has undertaken a freshwater habitat classification and assessment of the site through desktop review and a site visit (refer **Attachment 8**). Aquatic habitats were classified in accordance with the AUP (OP) and National Policy Statement for Freshwater Management 2020 ('Freshwater NPS').

In summary, the site does not contain any streams or natural wetlands as defined under the RMA and Freshwater NPS. The overland flow path which traverses the site in an east west direction is confirmed to be a piped watercourse and no natural wetlands were identified in the vicinity of the site. The only freshwater ecosystem within the site is a stormwater management pond, which will be re-engineered to service the project and generally retained in its existing location.

With regard to terrestrial ecology, the project site is held in pasture and is currently grazed. There are no significant ecological areas or notable trees within the site that would create additional resource consent considerations.

Overall, it is considered that site can be developed at the proposed intensity without creating significant adverse environmental effects on existing ecological values.

Contaminated Land

A detailed site investigation ('DSI') has been carried by Williamson Water and Land Advisory (refer **Attachment 9**). This DSI confirms that metals are the key contaminants of concern within the site and those that were at elevated concentrations are localised around a former accessory building and within the existing cattle yard. The DSI recommends that remediation is carried out prior to bulk earthworks commencing, and identifies two methods that can be undertaken to successfully remediate the site.

Overall, the scale and nature of environmental effects associated with contaminated land are limited, and it is considered that the potential adverse effects associated with land contamination can be appropriately managed and will not create significant adverse effects on the environment or human health.

Infrastructure and Servicing

The civil engineering memo prepared by Aspire (refer **Attachment 10**) details the project's servicing strategy and confirming that the project can be sufficiently serviced in respect to stormwater, water supply, and wastewater. With regard to stormwater, connections are proposed to the existing reticulated network, and no upgrades are anticipated to be required. A Stormwater Management Plan was developed for the site through the plan change process, setting out requirements to suitably manage water quality, erosion, as well as more frequent and extreme flooding events. A suitably engineered stormwater management pond is proposed to provide treatment and peak flow attenuation.

With regard to water supply and wastewater, upgrades to the existing reticulated network are proposed to service the project and provide future proofing for future development in the wider community. Investigations to date confirm that only minor local upgrades will be required.

Unisport has been in discussion with Auckland Council's Healthy Waters department and Veolia Water regarding the servicing requirements of the project.

Overall, there is a high degree of confidence that the project will be adequately serviced without creating significant adverse effects on the environment.

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:

National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD enables the development of land and infrastructure for urban land uses while recognising the national significant of well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing (Objective 1 and Policy 1).

It is considered that the project is consistent with the relevant objectives and policies of the NPS-UD and will contribute to a well-functioning urban environment for the following reasons:

- The project is located on land that has been recently rezoned from Future Urban through a private plan change process under the AUP (OP). This process recognised the suitability of the land for urban development;
- The project will support competitive land and development markets and contribute to improving housing affordability in Auckland;
- The project will provide for housing choice and variety within an established residential neighbourhood in Papakura, Auckland by delivering approximately 340 residential units in terraced house and duplex typologies. The project is located on land that is surrounded by existing residential development dominated by detached typologies; and
- The proposed housing development will integrate the provision of infrastructure servicing.

National Policy Statement for Freshwater 2020 (Freshwater NPS)

The Freshwater NPS seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities.

It is considered that the project is consistent with the relevant policies of the Freshwater NPS that relate to land development for the following reasons:

- In accordance with Policy 3, stormwater runoff within the project site will be comprehensively managed to ensure that the effects of the use and development of the land do not adversely affect downstream catchments and freshwater bodies;
- The proposed project will not result in the loss of natural wetlands, as none are located within the project site;
- The proposed project does not result in the loss of river extent or value, as none are located within the project site;
- There are no significant outstanding water bodies as identified under the AUP (OP) located within the project site; and
- The proposed project is considered to provide for the social, economic, and cultural well-being of people and communities as it will deliver housing and employment while being consistent with the Freshwater NPS for the reasons outlined above.

National Environmental Standards for Freshwater 2020 (Freshwater NES)

The National Environmental Standards for Freshwater 2020 ('Freshwater NES') sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. Of particular relevance to the project are provisions which prohibit works in and around natural wetlands, and works affecting rivers and streams. Resource consent will not be required under the Freshwater NES as there are no natural wetlands, rivers, or streams within the project site.

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESC)

The purpose of the NESC is to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed (and remediated if necessary). A DSI confirms that there are localised areas within the project site where there are elevated levels of metal contaminants. Appropriate methods to successfully remediate the site have been identified, and it is considered that the project will be consistent with the intent of the NESC to ensure that effects on human health area appropriately managed.

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 project will create economic benefits for people and industries affected by COVID-19 by providing direct and indirect employment in the Auckland region, particularly in the construction industry. An Economic Impact Assessment (EIA) has been prepared by Property Economics (refer **Attachment 11**). In summary, the project's total impact on business activity over a four year period is estimated at ^{s 9(2)(b)(ii)} and 2,030 direct, indirect, and induced full time equivalent (FTE) jobs, including up to 690 FTE during the peak development and operation year within Auckland. The EIA finds that the sectors to benefit from the proposed project contribute substantially to overall community wellbeing, supporting greater spending and general economic activity across other sectors.

The EIA also finds that the economic benefits of using the fast track process includes an additional contribution of ^{s 9(2)(b)(ii)} and over 100 FTE jobs when compared to the standard consenting process.

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

The project will result in positive effects on the social and cultural wellbeing of current and future generations, by way of job creation, increase in housing supply and home ownership opportunities. The project will stimulate significant economic activity and accelerate the delivery of housing that will contribute to housing variety and choice, and provide a number of infrastructure upgrades, including social infrastructure, that will have longstanding benefits to current and future generations.

The project is considered to create a high quality and well connected urban environment will help create a vibrant, diverse community which will also benefit 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:

The project is estimated to progress significantly faster by using the processes providing by the Act, with an expected average resource consenting period of eight months, which would enable works to commence within the project site around mid-2023.

It is estimated that the project will progress between 18 months and two years faster by using the process provided by the Act. This factors in both processing timeframes for the resource consent and additional complexities and risks that may delay the consent form being implemented. The projected project programme under the Act compared to the standard resource consent process is included at **Attachment 5**.

Unisport has experienced significant resource consenting delays due to increased resource consent volumes and staff capacity restrictions. Recent resource consenting timeframes include over 12 months for separate developments consisting of 32 residential units, and 44 residential units with supporting retail activities lodged in 2020. More recently, two separate applications lodged with Auckland Council mid-2021 for 59 and 31 residential units were processed within 360 and 331 days respectively.

It is anticipated that resource consent timeframes for the proposed project will be longer than the above mentioned examples due to increased complexities associated with the project's larger scale. There is also a need to involve other Council departments and CCOs (Healthy Waters, Parks, and Auckland Transport) who are experiencing similar capacity restrictions for the assessment of resource consent applications.

Finally, the Wallace Group Limited v Auckland Council decision has created complexities and increased risk and uncertainty associated with notification assessment. These considerations are likely to delay consent processing and implementation. These concerns are particularly relevant to the project site, given the land has recently been rezoned to accommodate a Mixed Housing Urban zone intensity but is surrounded by Future Urban land held in pasture and existing residential units of a lower intensity and zoned Mixed Housing Suburban.

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:

The EIA (refer **Attachment 11**) has estimated that the project will create approximately 690 direct, indirect, and induced FTE jobs during the peak development and operation year within Auckland, with the total number of FTE's created estimated at 2,030 over the period of the project.

Housing supply:

Should the project be accepted as a referred project under the Act, it will accelerate the delivery of approximately 340 new residential units in the Auckland region on recently zoned urban land. Auckland experiences some of the highest prices and demand for housing in the country. The EIA finds that the proposed number of new residential units has the ability to improve responsiveness to growth within the surrounding area and increase overall competitiveness, and that the provision of additional residential units has the potential to reduce counterfactual land values.

Furthermore, the proposed typologies deliver housing choice and variety, include more affordable and serviceable properties with lower land costs per residential unit due to land and development costs able to be amortised over a higher number of homes.

Contributing to well-functioning urban environments:

The proposal is considered to be in keeping with the NPS-UD objective of achieving well-functioning urban environments for the following reasons:

- A range of housing types and sizes are proposed which contrasts with the predominant detached housing forms on large sections which currently exists in the area.
- The proposal is located adjacent to Great South Road which provides access to bus services to the Papakura Metropolitan Centre and the future Drury Centre during peak times. Both of these centres will provide significant local employment opportunities.
- The proposal will provide areas of open space to support the residential intensification.
- The proposal limits car parking to one space per residential unit, helping to restrain total car ownership and reduce greenhouse gas emissions arising from the development.
- A dedicated pedestrian and cycle connection has been proposed which will promote active modes of travel.

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

The project will include investment in three waters infrastructure and the provision of new open space which will provide benefits to future residents and the surrounding community.

The project also includes transport upgrades to improve pedestrian access at the intersection of Great South Road and Gatland Road and an existing bus stop, reticulated infrastructure services for water supply, stormwater, and wastewater, new open space to meet the needs of future residents, and new walking and cycling facilities that will improve connectivity and access to existing open spaces.

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

The project will improve environmental outcomes for freshwater quality as it will include the construction of new reticulated infrastructure for the treatment and disposal of stormwater and wastewater, which are currently treated and disposed of on site.

Currently, there are no indigenous biodiversity values associated with the site as identified under the AUP (OP). Notwithstanding, the project presents the opportunity to provide street planting, and landscaping within the new open space and on individual sites, which will likely lead to an increase in biodiversity values as the land is currently rural in nature and grazed in pasture.

Minimising waste:

Unispace recognise the importance of minimising waste and avoiding unnecessary use of resource. Unispace are experienced housing developers within the Auckland Market and through their longstanding partnership with Reco Construction and the use of streamlined typologies, are able to achieve efficiencies at the construction stage with respect to material use and minimising construction waste to landfill. It is also anticipated a cut and fill balance can be achieved during bulk earthworks, ensuring material is re-used within the project site.

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):

The project will contribute to efforts to mitigate climate change and reduce net emissions of greenhouse gases by improving public and active modes of transport.

As detailed in the transportation memo at **Attachment 7**, the project includes the provision of new footpaths along the site frontage to Great South Road and Gatland Road, the provision of dedicated walking and cycling facilities within the project site, and roading upgrades that will facilitate a safer pedestrian environment. An increased residential population will also improve the viability of more frequent public transport connections which could also benefit the existing neighbourhood. The project also includes new roads and access ways that improve connectivity and walkability within the project site

The project site is within walking distance to existing bus stops, which provides a direct connection to the Papakura Train Station (ten-minute journey time) which in turn provides onwards connection to wider Auckland. With the

increase in population and improved pedestrian access surrounding the project site, the proposal is anticipated to be a catalyst for improving mode choice and connectivity.

Furthermore, Unispot are committed to delivering well built homes that encourage energy efficiencies, including optimising for natural light, insulation, and providing double glazed windows.

Promoting the protection of historic heritage:

There are no known archaeological sites or features located within the project site. The requirement for an archaeological assessment of the site was considered at the time of the Plan Change process, where it was determined that the accidental discovery protocols outlined in the AUP (OP) and the Heritage New Zealand Pouhere Taonga Act 2014 can be relied up should subsurface remains be under covered during earthworks. As such, it is considered that historic heritage will be appropriately protected within the project site.

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

The key natural hazards associated with the project site include flooding and land stability. The project site is located inland and the risk associated with coastal hazards are low.

A geotechnical investigation has been carried out across the site to support a previous residential development design, and there have been no indications of land instability and across the project site, which is suitable for residential development subject to appropriate management of earthworks, site settlement, and building foundation design. This investigation provides confidence that the project site can be developed to be resilient to risks associated with land stability. Unispot confirm that additional geotechnical investigations will be carried out following the confirmation of detailed design of including the location of roads and residential units.

With regard to flooding and the effects of climate change, the site is subject to number of overland flows and a small one per cent annual exceedance probability (AEP) floodplain at the location of the existing stormwater management pond.

As detailed in the civil engineering memo at **Attachment 10**, the existing stormwater management pond will be re-engineered to accommodate stormwater flows from the proposed project and overland flows are intended to be diverted to new roads within the project site. These elements will be finalised through detailed engineering design. Aspire are satisfied that flooding within the site and downstream environments and the protection of property can be appropriately managed, having regard to the likely impacts of climate change. The complexity associated with the management of flooding and the protection of property has been identified as 'low', noting that attenuation can be provided and excess stormwater runoff can be managed through the proposed stormwater management pond. Overall, it is considered that natural hazards associated with land stability and flooding can be appropriately managed and the project site can be developed to accommodate urban residential and commercial land uses in a manner that is resilient to natural hazards and the effects of climate change.

Other public benefit:

Various public benefits have been highlighted within this application. In the short term, the project will provide employment within the construction industry, which has been identified as one of the sectors that in assisting with the social and economic recovery of Covid-19. In the longer term, the project will provide residential and business growth in an area within Auckland's Rural Urban Boundary, and will contribute to providing housing supply and choice within the Auckland region.

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 generated by the project. The adverse effects assessment addressed in Part VII of this application and supporting technical memos confirm that potential adverse effects of the project can all be avoided, managed or remedied without giving rise to any significant adverse environmental effects.

Part X: Climate change and natural hazards

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

As discussed above in Part IX, it is considered that there is a high degree of confidence that the project will be resilient to climate change and natural hazard events, including risks associated with land stability and flooding and climate change.

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
No details	

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.

Kasey Zhai

12/07/2022

Signature of person or entity making the request

Date

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.

Checklist

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

No	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.