

15 August 2022

Ministry for the Environment Fast-track Consenting Team

Attn: Samantha Maxwell

Via email: s 9(2)(a)

Dear Samantha

Further Information Response for an Application to refer the Great South Homes Park Project for Consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Thank you for the request for further information letter dated 1 August 2022 for the above application. Our responses are provided below.

	Information Request	Response
	Record of Title Interests	
1	<p>The referral application states that the applicant is currently in the process of preparing an application to Auckland Council for subdivision to create superlots, remove easements and cancel an existing consent notice. A summary of the easements and consent notice is included in Attachment 2 of the referral application, and you have advised that an application will likely be submitted to council by 5 August 2022.</p> <p>As you are aware, the FTCA does not provide for a panel to consider an application to cancel a condition specified in a consent notice, nor to remove easements. Based on the details provided with the application, it is unclear whether a panel would have the ability to approve the project in its current form should the applications to council to remove easements and cancel the consent notice be unsuccessful. This creates uncertainty for delivery and timing of the project.</p> <p>Please therefore provide the following:</p>	<p>We confirm that an application to surrender the easements described in Transfer D52360.15 and cancel consent notice 8653861.2 was made to Auckland Council on 5 August 2022 (resource consents BUN60406797 and VCN70021108).</p> <p>We have addressed items 1(a) to 1(d) below.</p>
1(a)	A site plan clearly showing the proposed layout of the project in relation to the	The site plan has been updated to show easement areas 'A', 'B', and 'C' as they affect Lots 1 and 2 DP 398232, and the

	Information Request	Response
	existing easements covered by D525360.15, and the 'flow path' (with 10 metre buffer) as referred to in consent notice 8653861.2.	overland flow path (with 10m buffer) as it affects Lot 2 DP 398232. Please refer to Attachment 1 .
1(b)	Comments on whether the project design can be/would need to be modified (and details/plans of any design alternatives) should the applications to remove easements and cancel the consent notice be unsuccessful.	<p>Unisport has considered an alternative site layout that locates all new residential buildings outside of easement areas 'A', 'B', and 'C', and the overland flow path (with 10m buffer). Please refer to Attachment 2.</p> <p>In summary, the alternative layout:</p> <ul style="list-style-type: none"> • Locates the easement areas and overland flow path within public roads and open spaces; • Includes a total of 323 residential units, being a reduction of 15 residential units from the 338 that are currently proposed; and • Includes a linear east west oriented series of green spaces through the project site, providing for a visual connection from the main entrance at Great South Road, and future open space and recreation opportunities. <p>The alternative layout demonstrates that the project can be modified to achieve a similar yield of residential units should the applications to remove easements and cancel the consent notice be unsuccessful. Notwithstanding, we consider there is a low risk that these applications will be declined, as further detailed in item 1(d) below.</p>
1(c)	Details of any discussions held, and any agreements made, with Auckland Council in relation to the proposed easement removal and consent notice cancellation, including copies of any written correspondence from council on this matter.	<p>As previously discussed, an application to surrender the easements described in Transfer D52360.15 and cancel consent notice 8653861.2 has been made to Auckland Council. We understand that Auckland Council are in the process of reviewing this application.</p> <p>Any relevant correspondence to this matter can be provided in due course.</p>
1(d)	Comments on whether, and to what extent, this matter may prevent, limit or delay project delivery.	<p>Please refer to the letter prepared by Glaister Ennor, included at Attachment 3.</p> <p>In summary, we consider that that this matter is unlikely to prevent, limit, or delay project delivery because there is a high degree of confidence that the application to surrender the easements and cancel the consent notice will be approved prior to the resource consent for the residential units.</p> <p>For completeness, the relevant legal instruments are:</p> <ul style="list-style-type: none"> • Easements in gross in favour of the Auckland Council as successor of the Papakura District Council in respect of a

	Information Request	Response
		<p>right of way, stormwater drainage, ponding and plantation rights.</p> <ul style="list-style-type: none"> • A consent notice at Lot 2 DP 398232 (476 Great South Road) requiring that: <ul style="list-style-type: none"> ○ any activity within 10 m of an overland flow path to obtain the approval of the Manager Resource Consents and; ○ future applications for building consent to refer a geotechnical investigation report prepared by Moss Engineering Consultant Limited dated 23 December 2003. <p>We consider that the application is likely to be approved for the following reasons:</p> <ul style="list-style-type: none"> • The application facilitates future development in accordance with the development outcomes anticipated under the Auckland Unitary Plan (Operative in Part) ('AUP (OP)'), having regard to the zoning of the land and the requirements for roading and open space provision. • The application includes the vesting of new public roads and the existing stormwater pond. The location and design of the proposed roads are in accordance with the AUP (OP) and will provide legal access to the stormwater pond, which will be vested in Auckland Council. The proposed project will therefore provide for the purpose of the easements; • The proposed project includes works that will divert and contain the overland flow path at Lot 2 DP 398232 (476 Great South Road) to new public roads. The purpose of the consent notice will be met as the proposed project makes provision to appropriately manage any potential adverse effects associated with the overland flow path. Alternatively, the consent notice can be complied with by way of approval from Auckland Council should the consent notice not be cancelled; and • Additional geotechnical investigations will be carried out to facilitate the proposed project, superseding the report prepared by Moss Engineering Consultant Limited dated December 2003. These investigations are underway, and will ensure that any potential geotechnical constraints and effects associated with natural hazards are appropriately managed.
	Employment	
2	Please provide an updated economic assessment that differentiates employment generated by sector and direct versus indirect (including induced)	An updated economic assessment has been prepared by Property Economics, and is included at Attachment 4 .

Information Request	Response
full time equivalent jobs (FTE's) over the various stages of the project.	

We trust that you now have all the information you need in relation to the items raised in the letter. Please contact us should you require any clarification or further information.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



Kasey Zhai

Senior Associate

s 9(2)(a)

Attachments:

Attachment 1 – Amended Site Plan

Attachment 2 – Alternative Site Layout

Attachment 3 – Review of Legal Instruments

Attachment 4 – Updated Economic Impact Assessment