

14 September 2022

Ministry for the Environment Fast-track Consenting team

Attn: Samantha Maxwell

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 31 August 2022 for the above application. Our responses are provided below.

	Information Request	Response
	Record of Title Interests	
1	Provide a detailed breakdown of the ongoing full time equivalent (FTE) jobs that are expected to be enabled by the commercial/retail activities and provide the figures for the FTEs produced by the whole project in jobs per year, rather than FTE years.	<p>The proposal includes provision for approximately 400m² of commercial/retail floor space. As advised by Property Economics, the specific tenants and details of employment will depend on the market and the store type that lease these commercial tenancies. However, it is possible, on average, to assume that this will accommodate approximately 12-15 FTE's.</p> <p>Table 1 of the Economic Impact Assessment included as Attachment 11 of the application form and updated August 2022 outlines the yearly breakdown of jobs generated through the development. In summary, these include:</p> <ul style="list-style-type: none">• Year 1: 82 FTE's• Year 2: 582 FTE's• Year 3: 682 FTE's• Year 4: 690 FTE's
2	The application form details the applicant is not the registered legal owner of the site but has a sale and purchase agreement in place. Provide a copy of the sale and purchase agreement/s for the site (with redactions of any commercially sensitive financial information as necessary) and advise whether there are any conditions that could affect project timing or delivery.	<p>A copy of the sale and purchase agreements is included at Attachment 1.</p> <p>As detailed in the letter prepared by Glaister Ennor included at Attachment 2, the sale and purchase agreements are all unconditional, and will not affect project timing or delivery.</p>

	Information Request	Response
3	Auckland Council recently notified a number of plan changes to the Auckland Unitary Plan in response to the National Policy Statement on Urban Development 2020 (including Plan Change 78: Intensification, incorporating the Medium Density Residential Standards). Plan Change 78 includes proposed changes to rules in the Mixed Housing Urban Zone and Gatland Road Precinct, and other plan changes may also be applicable to the project. The following is requested:	<p>Proposed Plan Changes 78-83 (inclusive) to the Auckland Unitary Plan (Operative in Part) ('AUP (OP)') were notified on 18th August 2022.</p> <p>An overview of the proposed plan changes is included at Attachment 3. In summary, only Proposed Plan Change 78 ('PC78') and Proposed Plan Change 79 ('PC79') are relevant to the proposed project and project site.</p> <p>We have addressed items 3(a) and 3(b) below.</p>
3(a)	Identification of any rules under the plan changes (including Plan Change 78) that are relevant to the site and project and have immediate legal effect (including the activity status of the project under the rule/s).	<p>As discussed above, only PC78 and PC79 are relevant to the site and project.</p> <p>None of the rules under PC78 and PC79 have immediate legal effect in relation to the site and project, and no additional rules apply further to those identified in Part III of the application form. In particular:</p> <ul style="list-style-type: none"> • There are no rules under PC78 that have immediate legal effect. In accordance with s86BA, the Medium Density Residential Standards ('MDRS') have immediate legal effect where the criteria in s86BA(1) are met. In this case, the criteria in s86BA(1)(b) is not met and the project is not a permitted activity in accordance with the density standards set out in Schedule 3A as more than three residential units are proposed. • There are no rules under PC79 that have immediate legal effect in accordance with s86B(3).
3(b)	Any additional policy assessment/analysis on the plan changes that you consider is relevant to the referral application/project.	<p>An assessment of the relevant objectives and policies under PC78 and PC79 is included at Attachment 3.</p> <p>In summary, proposed objectives H5.2(A1), (B1) and policies H5.3(A1) - (E1) are mandatory under Schedule 3A, and the project is considered to accord with these provisions.</p> <p>All other proposed objectives and policies are currently being progressed through the plan change and submission process, and are likely to be subject to change. Notwithstanding, it is considered that the project is generally consistent with the intent of these proposed objectives and policies to achieve high quality residential development that contribute to well-functioning urban environments, and to provide safe and accessible parking and access to residential sites.</p>

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 Planner

s 9(2)(a)

Attachments:

Attachment 1 – Copy of Sale and Purchase Agreements

Attachment 2 – Conditions of Sale and Purchase Agreements

Attachment 3 – Overview of Proposed Plan Changes to the Auckland Unitary Plan (Operative in Part)