



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: Omaha Residential Development
Application number: PJ-0000745
Date received: 30/04/2021

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

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: Urban Resort Limited / Icon Co Pty (NZ) Limited

Contact person: Jim Castiglione

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Level 10, Ernst & Young Building

11 Britomart Place

Auckland

Address for service (if different from above)

Organisation: Campbell Brown Planning Limited

Contact person: Michael Campbell

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

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

Postal address:

P O Box 147001

Ponsonby

Auckland

1144

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.

224 Great South Road, 53, 53a, 49-51 Omaha Road, Remuera, Auckland, 1050, New Zealand

Legal description(s):

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

Records of Title are **attached**, together with copies of the Consent Notice and Easement Instrument that are registered on the title. Neither the Consent Notice nor Easement Instrument impact on the applicant's ability to develop the land.

Registered legal land owner(s):

Laura Fergusson Trust Incorporated (LFT Inc)

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 owners of the land, Laura Fergusson Trust Incorporated (LFT Inc), with the assistance of, Urban Resort and Icon have master planned the proposed development known as "Omahu" on the site together. The property is subject to a current executed sale and purchase agreement and the development will be undertaken by a SPV established for the development that acquires the site and undertakes the development. The applicant is able to commence works on the site.

Part III: Project details

Description

Project name: Omahu Residential Development

Project summary:

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

It is proposed to develop a 1.4685 ha site to accommodate approximately 205 apartment dwellings, together with supporting hospitality, small retail and recreation activities, parking and landscaping in an area located close to a wide range of amenities including high frequency public transport networks.

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.

It is proposed to develop a large brownfield site of 1.4685 hectares to accommodate approximately 205 apartment dwellings, together with approximately 1,900m² of supporting hospitality, small retail and recreation activities, parking and landscaping in an area located close to a wide range of amenities including high-frequency public transport networks.

The proposal results from a collaborative design and planning process under the Key Accounts – Premium Consents programme with Auckland Council to model exemplar principles of urban design and sustainability involving the efficient use of a brownfield site located in close proximity to a wide range of amenities including public transport networks.

The property comprises land owned by the Laura Ferguson Trust, and features a number of existing commercial and residential buildings occupying the land. The main frontage of the site is Great South Road, which is a main 4 lane arterial road. The site also has access onto Omahu Road.

While the surrounding area is predominately residential in character, there is a non-residential and mixed use theme with a range of commercial activities evident in the immediate area including the Magnus Benrow appliance store, which is located opposite the site. A Local Centre is located approximately 250 metres from the site.

The Northern Rail Line and the Motorway (State Highway 1) feature along the northern boundary of the site with the Remuera Train Station located within a few minutes walk around the corner from Omahu.

The overall contours of the property are generally flat with a slight increase in gradient to the north west of the site.

The proposal is a master-planned residential housing development. Apartments will be constructed in a variety of typologies, ranging between one and four bedrooms. The apartment buildings will feature a range of heights from four to seven storeys in the centre of the site.

Plans of the proposed development are **attached**, comprising a master plan, a typologies plan, and indicative perspective renders. Detailed drawings of each building are currently being prepared. It is expected that the development would be unit titled.

The density of the development is consistent with the underlying zoning of the site, which is zoned as Terraced Housing and Apartment Building Zone (THAB) and the National Policy Statement on Urban Development. The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than

previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

The proposal will include a modest component of non-residential activities. This would include, for example, a small café, some residents' amenity such as community spaces, gym, pool and co-working shared space, together with a small area of retail. The non-residential component is intended to support the immediate residents and has been designed not to compete with any nearby centre.

Earthworks will be undertaken over the site to create suitable building platforms and to establish basement parking. These works are clear of any streams.

Reticulated services will be provided to each lot, including wastewater, stormwater, and potable water. An infrastructure assessment has confirmed that there is sufficient capacity in the piped network to accommodate wastewater flows from the site. Stormwater would be disposed of to either the existing network or via soakage.

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

The project will be undertaken in three stages, encompassing both the civil works and the construction of apartments. Earthworks and civil construction will commence in 2021 and be completed in 2025. Apartment construction will commence in early 2022 and be completed in annual stages through the three stages ending in 2025.

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 4 DEEDS REG 308, LOT 1 DP 146628, LOT 5 DEEDS REG 308 LOT 2 DP 53665 LOT 3 DP 53665 LOT 2 DP 146628	Auckland Unitary Plan - Operative in Part	Residential - Terrace House and Apartment Building (THAB)	Natural Heritage: Notable Trees Overlay - 322, Pohutukawa (applies to 53 Omaha Road) Controls: Macroinvertebrate Community Index [rcp/dp] - Urban Designations - 1618, Road Widening, Designations, Auckland Transport – This applies along the Great North Road frontage and the development has been designed outside of this designation.	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	Refer attachment	Refer attachment	Restricted Discretionary Activity	224 Great South Road, 53, 53A, 49-51 Omahu Road, Remuera, Auckland, 1050

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.

There have been no previous resource consent applications made for the development of this land.

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 resource consent applications, notices of requirement for designations, or other approvals required that would be obtained by persons other than the applicant. There is a road widening designation that runs along Great South Road. The development has been setback from this designation.

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:

Vehicle crossing permits will be required from Auckland Transport prior to constructing the new crossings. These permits will be applied for prior to the construction works occurring on site.

The applicant is not aware of any other legal authorisations that are required to undertake 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.

The following summarises the design and construction programme for Omahu:

- § Funding agreement confirmed: April 2021
- § Architectural and engineering ongoing design: April 2020 – October 2021
- § Site investigations: June - October 2021
- § Sales & marketing launch: October 2021
- § Project construction: January 2022 – December 2025
- § Project completion and sell down: December 2025

Omahu will be fully development ready once resource consent is issued. Accordingly, on the basis that Omahu is eligible for the fast-track, our request is to work with the Ministry and EPA to enable resource consent to be issued by late October 2021.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

The applicant has held a pre-application meeting with Ministry for the Environment staff on 16th March 2021 and 28 April 2021 to discuss the fast-track process and the information that would be required to support an application. Ministry staff in attendance at the 16 March meeting were Rachel Ducker and Arron Cox, and Rachel Ducker at the 28 April 2021 meeting.

Local authorities

Detail all consultation undertaken with relevant local authorities:

The applicant has held several pre-application meetings with Auckland Council under the Key Accounts/Qualified Partner programme that is made available to 20 Key Accounts that includes Urban Resort. This has also included discussions with Auckland Transport, Healthy Waters and Watercare.

The Council has been very supportive of Omaha overall and the proposed fast-track process. Where matters have been raised these have been addressed by the project team in the design and engineering of the development and otherwise subject to further refinement as part of the resource consent application on the same consultative basis. The architectural plans, civil engineering, geotechnical, acoustic and transport engineering reports relating to Omaha have been updated following Council consultation and are **attached**.

Other persons/parties

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

The applicant has also commenced consultation with Kiwi Rail and Waka Kotahi in relation to the transport corridor located along the northern boundary of the site. Details of the project including a draft acoustic report have been provided to Kiwi Rail and Waka Kotahi.

Kiwi Rail advised the following on 23 April 2021:

"KiwiRail supports the development providing a 5m building setback from the railway corridor boundary.

Further, I was pleased to see the acoustic report recommendations about how to manage existing external noise and vibration effects. I note that building placement and design is intended to be used to help mitigate these effects.

KiwiRail has long advocated for developers to consider creating high quality, high amenity environments where sites adjoin the railway corridor and it is pleasing to see that intent here.

I'd be keen to see more details in due course."

Pam Butler | Senior RMA Advisor

It is considered that there are no persons or parties that would be adversely affected by the proposal, as the site is well-separated from adjacent land uses and careful consideration has been given to the nature and intensity of development proposed along the boundary interface. Particular care has been taken to ensure the proposal complies with the Alternative HIRB control as it applies to the site's external boundaries to avoid shading, privacy, dominance or other effects.

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
Ngāti Whatua o Orakei	The applicant has commenced engagement with Mana Whenua groups that hold an interest in the area in which the site is located. Arising from this, Urban Resort has contacted representatives of Ngāti Whatua o Orakei to discuss the development. It will be confirmed with Ngāti Whatua o Orakei whether a cultural values assessment for the proposal will be undertaken. No issues of particular concern have been identified by Mana Whenua to date, with engagement ongoing. The applicant is committed to engagement with all Mana Whenua. A list of Mana Whenua with an interest in this site is attached.

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
The site is not subject to a treaty settlement area. Refer to the attached map	

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 proposed activity will not occur in a customary marine title area.

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 proposed activity will 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 scale and nature of the proposal means that it has the potential to give rise to some environmental effects. The assessment below considers the extent of the range of potential effects, together with the methods that are proposed to avoid, remedy or mitigate any such effects.

Overall, it is concluded that the proposed development will not give rise to any significant adverse effects subject to appropriate mitigation and imposition of conditions of consent. Indeed, the assessments undertaken to date have confirmed that the actual or potential adverse effects will be less than minor and that the development will produce significant positive effects and benefits in the form of:

- a. Major additional residential accommodation to contribute to the supply of housing in Auckland;
- b. Significant additional employment to the region, including specific apprenticeship and internship programmes;
- c. Energy efficiency;
- d. Water conservation and re-use through proven measures;
- e. Enhanced biodiversity through large scale planting, landscaping and overall resource management;
- f. Creation and enhancement of the environment overall, including the provision of what will be a large park;
- g. Genuine environmental sustainability based on a track record of innovative and practical measures that preserve or conserve natural and physical resources.

Traffic/transport

The proposed development has been designed to connect with the existing surrounding road network. The two accesses off Great South Road and Omaha Road will be retained and re-configured to provide for the development. The Great South Road access will provide grade-level disability parking, service deliveries and temporary parking. The Omaha Road access will provide the access to the basement carpark, which is a single level carpark with riser podium section that creates and supports the Central Park.

Commute has undertaken an assessment of the proposed residential development and associated traffic effects. As part of ongoing consultation with the Council Development Engineering and transport teams and Auckland Transport, the assessment will be updated and refined as detailed transport planning is completed for the resource consent application to address all transport related matters.

Great South Road connects the suburb of Newmarket in the north to Otahuhu in the south. The cross section of Great South Road is comprised of two vehicle lanes in each direction, with the kerbside northbound lane marked as a bus lane during the morning peak hour and the southbound kerbside lane used for on street parking. Great South Road is classified as an Arterial Road under the Unitary Plan and has a posted speed limit of 50 km/hr.

Omaha Road is classified as a 'Primary Collector' under the Waka Kotahi One Network Road Classification. It is approximately 800 m long and connects Great South Road in the south to Remuera Road in the north. The cross section of Omaha Road is comprised of one vehicle lane in each direction with on street parking on both sides. The posted speed limit of Great South Road is 50 km/hr.

The Commute report notes that the site is within close proximity to Remuera Train Station (3-5-minute walking distance, 180 m) which operates on the Southern Line. The Southern Line connects Britomart to Pukekohe and has a 10 minutes frequency during peak travel times.

The nearest pair of bus stops are located on Great North Road approximately 100 m south of the site, a 1-minute walking distance. A signalised pedestrian crossing is located directly in front of the site on Great South Road, which provides a safe crossing location for residents and visitors accessing the northbound bus stop.

The nearest bus stops provide service to bus routes 70 which is a frequent service and connects Botany, Pakuranga, Panmure, Ellerslie, Newmarket, and the City.

Commute has concluded, in its draft report, the following:

"From a preliminary review of the proposal to develop a mixed use development at 224 Great South Road, Remuera, the following can be concluded:

- The site is well connected from a public transport perspective;*
- The crash history does not indicate an issue with vehicle movements to and from private properties on Great South Road and Omahu Road;*
- The proposal meets the parking requirement for the site with sufficient commercial parking spaces required given significant number of parking spaces proposed;*
- Bicycle parking and loading provisions are required and should be shown on the site plan;*
- A Vehicle Access Restriction applies to the site given the Great South Road access fronts an arterial road. In the short term both accesses are anticipated to operated unrestricted, however in the long term the Great South Road is recommended to operate as left in and left out in the event that the central median be repurposed.*
- The design should reflect that the Omahu Road access is the main access.*

A full Transportation Impact Assessment (TIA) as well as a Construction Traffic Management Plan (CTMP) will be provided as part of the full resource consent application.:

Urban design and neighbourhood character

Importantly, the land is identified for high-density residential development under the applicable AUP zone. The development is consistent with and advances the objectives and policies of the zone by integrating a large-scale residential apartment development on one of the largest sites within the AUP Terrace House and Apartment zone.

It is considered that there will be no adverse effects arising in relation to these matters, for several reasons. The site has been designed to comply with the alternative HIRB control. Infringements to height have been internalised to avoid adverse shading, dominance, privacy or other potential effects to neighbouring or nearby properties. The proposal will comply with the coverage, requirements of the Plan

The proposed residential development has been carefully designed to 'internalise' the density so that housing adjacent to existing parts of the neighbourhood is identical or similar in nature to that which already exists.

The proposal has benefited from significant urban design input from Warren and Mahoney, one of New Zealand's premier architects, in consultation with Auckland Council's Urban Design team seeking to ensure that the housing, streets and lanes, and open space layout provides a quality urban design response. Buildings have been designed to engage with the street, minimise vehicle crossings, and ensure privacy for residents. Substantial landscape treatment and planting is to be provided.

Overall, it is considered that the proposed development is fully in keeping with the planned outcomes anticipated by the zone which provides for high density residential activities. The proposed non-residential activities are modest and form a minor supportive function for the proposed residential activities.

Please refer to the full **attachment**.

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 recently released NPSUD applies to planning decisions by any local authority that affect an urban environment. The NPSUD represents a significant change to national planning policy and affects all district plans for growth areas and all decisions made by planning authorities in those areas. Section 75(3)(a) of the RMA states that district plans must give effect to a national policy statement, and s104(1)(b)(iii) states that a consent authority must have regard to any relevant provisions of a national policy statement when considering an application for resource consent.

Objective 2 of NPSUD seeks that planning decisions improve housing affordability by supporting competitive land and development markets. Objective 6 seeks that planning decisions on urban development are (amongst other things) responsive, particularly in relation to proposals that would supply significant development capacity.

The objectives are given effect to by the more directive NPSUD policies. In particular, Policy 1 directs that planning decisions contribute to well-functioning urban environments that enable a variety of homes that meet the needs, in terms of type, price, and location, of different households. Policy 6 seeks that decision makers should have particular regard to any relevant contribution that will be made to meeting the requirements of the NPSUD to provide or realise development capacity. That policy also makes it clear that significant changes to planned urban built form are likely to arise in order to give effect to the NPSUD (such as by providing increased and varied housing densities and types) and that such changes may detract from amenity values but are not of themselves an adverse effect.

Notably the applicant's development proposal is worthy of consent on its merits under the existing AUP policy framework. The general design and the reduced reliance on carparking in favour of public transport is consistent with and advances the purpose and policies of the NPSUD. In that respect, it is clear that the NPSUD requires and supports the type of 'step change' in planning for urban areas that are experiencing rapid growth which Omaha provides.

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:

Omahu squarely gives effect to the purpose of the COVID-19 Recovery (Fast-track Consenting) Act 2020, particularly by providing significant and urgent public benefits in respect of employment, economic development, and housing while strengthening environmental, economic and social resilience and avoiding significant adverse environmental effects. Omaha provides each of the public benefits outlined above as evidenced in this application and accompanying plan and render package and associated engineering reports. Omaha's key public benefits are expanded on below.

With regard to employment, the land development works will provide significant full time employment for tradespeople (across all building and construction trades), urban designers, civil engineering designers, surveyors, project managers, administrators and sales staff. This will include an average of approximately 200 FTE people onsite over the course of the three yearly stages of Omaha; that is, 200 FTE per year. In addition, similar numbers of personnel from the project's supply chain (ie 200 FTE people per year) located off-site but nonetheless critical to Omaha's construction will be employed in disciplines relating to materials manufacturing and supply, design, planning, environmental, ecological, and geotechnical assessment, monitoring and reporting.

The civil and buildings contract work will be undertaken by specialist contractors for construction earthworks, civil engineering and landscaping together with those parties providing specialist services to the subdivision including communications and power supply.

Icon and Urban Resort have a long history of supporting communities, including through direct employment that supports young persons and others to gain practical development, trade and construction experience.

Icon is the construction partner in Kāinga Ora's 276 apartment development at 139 Greys Avenue, Auckland.

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

Icon has committed to supporting the community and providing greater employment through several direct and practical measures that include:

Commitment to subcontract 4-7.5% of the net trade cost of the Contract Price to Māori, Pasifika and/or Social Enterprise businesses as defined by He Waka Eke Noa and Ākina;

An apprenticeship programme of no less than 28 apprentices, cadets and/or trainees engaged on the project with no less than 50% being engaged from target priority groups including but not limited to Maori, Pasifika, women, those from our tenancy communities and long term unemployed;

A graduate programme of no less than 4 graduates employed by the Contractor including:

- a. Structure Graduate
- b. Façade Graduate
- c. Fit out Graduate

d. Quantity Surveying Graduate

Icon is also committed to its own health and wellbeing programme that includes:

- a. A founding supporter of Mates In Construction with all sites using the programme.
- b. Annual R U OK day
- c. Nutrition education and support including:
 - i. Establishing a site canteen with good quality, healthy food
 - ii. No vending machines on site
 - iii. Healthier food options for site BBQs
- iv. Food vouchers and YMCA memberships as rewards to Health and Safety excellence

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

The range of housing typologies proposed will also provide more housing choice in an attractive area at a time when house prices are rapidly escalating and moving beyond the reach of many Auckland residents. Apartment formats in particular provide an affordable option due to the smaller lot sizes and the resultant lower land component in the overall housing cost. One of the benefits of additional apartments is that this style of development creates movement in the housing market as people seek to downsize. This frees up other sites for redevelopment and provides an opportunity to grow and develop the existing community through efficiency of natural and physical resources

Notably the site is located in the Auckland Double Grammar Zone. This is one of the most sought after areas in Auckland. Locating additional homes in this location for families, medical staff of nearby Greenlane Hospital, students, singles, couples, retirees and down sizers is therefore an attractive place where people want to be and therefore creates an opportunity to grow and develop the existing community through efficiency of natural and physical resources.

Provision of more homes in this location will also assist to support local businesses in the adjacent commercial centre and reinforce the public transport provision.

It is also considered that the proposed development contributes to a well-functioning urban environment, as it provides for increased residential density around centres and transport facilities, and provides a high-quality urban design response to the site without creating adverse effects on the environment while achieving genuine environmental and economic sustainability.

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:

With regard to employment, the land development works will provide significant full time employment for tradespeople (across all building and construction trades), urban designers, civil engineering designers, surveyors, project managers, administrators and sales staff. This will include an average of approximately 200 FTE people onsite over the course of the three yearly stages of Omaha; that is, 200 FTE per year. In addition, similar numbers of personnel from the project's supply chain (ie 200 FTE people per year) located off-site but nonetheless critical to Omaha's construction will be employed in disciplines relating to materials manufacturing and supply, design, planning, environmental, ecological, and geotechnical assessment, monitoring and reporting.

Housing supply:

Omaha will supply over 200 new homes to contribute to the housing supply in Auckland. The range of housing typologies proposed will also provide more housing choice in an attractive area at a time when house prices are rapidly escalating and moving beyond the reach of many Auckland residents. Apartment formats in particular provide an affordable option due to the smaller lot sizes and the resultant lower land component in the overall housing cost. One of the benefits of additional apartments is that this style of development creates movement in the housing market as people seek to downsize. This frees up other sites for redevelopment and provides an opportunity to grow and develop the existing community through efficiency of natural and physical resources. Notably, the site is located in the Auckland Double Grammar Zone. This is one of the most sought-after areas in Auckland. Locating additional

homes in this location for families, medical staff of nearby Greenlane Hospital, students, singles, couples, retirees and downsizers is therefore an attractive place where people want to be and therefore creates an opportunity to grow and develop the existing community through efficiency of natural and physical resources. Provision of more homes in this location will also assist to support local businesses in the adjacent commercial centre and reinforce the public transport provision. It is also considered that the proposed development contributes to a well-functioning urban environment, as it provides for increased residential density around centres and transport facilities.

Contributing to well-functioning urban environments:

It is also considered that the proposed development contributes to a well-functioning urban environment, as it provides for increased residential density around centres and transport facilities, and provides a high-quality urban design response to the site without creating adverse effects on the environment while achieving genuine environmental and economic sustainability.

The impact of Covid-19 has reinforced that well-being and sustainability must remain a core fundamental in shaping Omaha. The principle of 'Home' and our expectations from our lifestyle are driven by our experiences and context. Through design we will create a village where experiences and sensations - particularly through connection to nature and appropriately scaled spaces - are enhanced and memorable. By incorporating sustainability principles we will build smarter, put less impact on our environment, and create open and shared spaces that foster a strong, diverse, and inclusive community within Omaha and within the existing neighbourhood. A significant central park will be created in the heart of the project, open for all to use as a public destination for recreation and well-being.

Together with the pocket parks around all residential living – Omaha is about being within nature and an exemplar model for Auckland with the site being located adjacent to transport corridors

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

The proposal will make efficient use of existing infrastructure, with the redevelopment of a brownfield site

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

It is also considered that the proposed development will enable increased residential density around centres and transport facilities and provides a high-quality urban design response to the site without creating adverse effects on the environment while achieving genuine environmental and economic sustainability. All parking will be below grade and inert roofing materials will be used. Stormwater quality will be enhanced from the site.

Omaha aspires to a minimum Homestar 6 rating through proven sustainability measures that include water conservation and re-use, energy efficiency, sustainable and locally sourced materials and renewable energy including solar power to drive common area power requirements.

Minimising waste:

N/A

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):

Climate change does not raise any particular concerns or threats to the project or the site, beyond those that apply to all land. The site is located very close to public transport (bus and train) which will support a low emissions economy.

Promoting the protection of historic heritage:

An existing heritage tree will be retained on the site. This is the only known heritage feature on the site.

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

The site is subject to natural hazards in the form of overland flow paths. These hazards can be appropriately managed by engineering solutions such as ground recontouring and drainage works. The site is located very close to public transport (bus and train) which will support greater use of public transport.

Omahu aspires to a minimum Homestar 6 rating through proven sustainability measures that include water conservation and re-use, energy efficiency, sustainable and locally sourced materials and renewable energy including solar power to drive common area power requirements.

Other public benefit:

The provision of more homes in this location will also assist to support local businesses in the adjacent commercial centre and reinforce the public transport provision.

It is also considered that the proposed development contributes to a well-functioning urban environment, as it provides for increased residential density around centres and transport facilities, and provides a high-quality urban design response to the site without creating adverse effects on the environment while achieving genuine environmental and economic sustainability.

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

Please refer to the AEE summary.

It is not considered that the proposal will have significant adverse effects on the environment.

The proposed activities are in keeping with the zone, which provides for high-density residential living.

Part X: Climate change and natural hazards

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

Climate change does not raise any particular concerns or threats to the project or the site, beyond those that apply to all land. The site is subject to natural hazards in the form of overland flow paths. These hazards can be appropriately managed by engineering solutions such as ground recontouring and drainage works.

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.

Michael Campbell

30/04/2021

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)
Yes	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.