



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: The Strand, Takapuna
Application number: PJ-0000757
Date received: 14/07/2021

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: HND TS Limited, HND MK Limited, HND CB Limited

Contact person: Yaxun Zhang

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

s 9(2)(a)

Address for service (if different from above)

Organisation: Civix

Contact person: Nick Mattison

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 5204 Victoria Street West, Auckland 1141

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.

21 Hurstmere Road, Takapuna, Auckland, 0622, New Zealand

6-10 The Strand, Takapuna, Auckland 0622

21 Hurstmere Road, Takapuna, Auckland 0622

31 Hurstmere Road, Takapuna, Auckland 0622

33-45 Hurstmere Road, Takapuna, Auckland 0622

Legal description(s):

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

~~6-10 The Strand:~~ (Appendix A page 1)

- Lot 12 DP 4872
- Lot 13 DP 4872
- Lot 14 DP 4872
- Pt Lot 15 DP 4872
- Lot 16 DP 4872

21 Hurstmere Road: Lot 1 DP 208645 (Appendix A page 4)

31 Hurstmere Road: Pt Lot 4 DP 4872 (Appendix A page 7)

33-45 Hurstmere Road: (Appendix A page 10)

- Pt Lot 4 DP 4872
- Lot 5 DP 4872

- Pt Lot 4 DP 4872

Registered legal land owner(s):

The subject sites are currently owned by:

HND CB Limited (6-10 The Strand); and

Stingray Bay Farms Limited (19-29 Hurstmere Road and 33-45 Hurstmere Road); and

Geoffrey Worger Family Trust and Cherry Worger Family Trust (31 Hurstmere Road)

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 Sale and Purchase Agreement (SPA) for 6-10 The Strand was dated 19 June 2020 and the vendor was Monte Holdings Limited (**App B1**). HND CB Limited are now the registered owners on the Certificate of Title. The SPA for 19-29 Hurstmere Rd is dated 19 June 2020, and the vendor is Stingray Bay Holdings Ltd (**App B2**). The SPA for 31 Hurstmere Rd is dated 3 May 2021 and the vendors are the trustees of the Geoffrey Worger Family Trust and the Cherry Worger Family Trust (**App B3**). The SPA for 33-45 Hurstmere Rd is dated 19 June 2020 and the vendor is Stingray Bay Holdings Ltd (**App B4**). The SPAs identify Yaxun Zhang as the purchaser of these properties. Yaxun Zhang is a director of HND TS Ltd, HND MK Ltd, and HND CB Ltd, who are the applicant companies involved in this fast-track application. Two properties will be settled under HND CB and HND MK. HND TS is a management service company that has been engaged by HND CB and HND MK jointly. See management contracts in **App C1 and C2**.

HND TS Ltd, HND MK Ltd, and HND CB Ltd have sufficient legal interest in the land to be able to implement the proposed development:

- The RMA does not require that an applicant be the owner; and
- The definition of owner under the Building Act 2004 includes a person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, and who is bound by the agreement because the agreement is still in force. CPM 2019 Ltd has an interest in land sufficient to be considered the owner under the Building Act 2004.

Mr Yaxun Zhang, has confirmed that he is able to secure funding to undertake this development (**App C3**).

Part III: Project details

Description

Project name: The Strand, Takapuna

Project summary:

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

The proposal is a large scale mixed use urban development comprising residential, commercial and retail activities in central Takapuna. The development will include approximately 300 apartments in a mixture of studio (serviced apartments), one bedroom, two bedroom, two bedroom and study, three bedroom, and three bedroom and study configurations, a pool and/or gym facility, private gardens, associated basement vehicle parking and storage, as well as retail and hospitality spaces.

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.

Summary

The proposal is a mixed used development, and comprises a large-scale urban development, triggering consent for numerous activities. The collective sites are located within the Takapuna urban area, and the sites are all zoned

Business - Metropolitan Centre Zone ("BMCZ"), and located within the Takapuna 1 sub-precinct A under the Auckland Unitary Plan. Zoning and overlay maps for each of the sites are attached as **Appendix D**.

In summary, the proposal seeks to construct a high quality development comprising approximately 300 apartments, in a mixture of studio (serviced apartments), one bedroom, two bedroom, two bedroom and study, three bedroom, and three bedroom and study configurations. The proposal will also include a pool and / or gym facility, private courtyard gardens, and associated basement vehicle parking and storage, as well as retail and hospitality offerings.

The sites are subject to I540: Takapuna 1 Precinct, Sub Precinct A, which makes specific provision for building height relative to the sub-precinct's proximity to the beachfront. The sites are therefore subject to a permitted height of 24.5m, per Table I540.6.1.1 or approximately 28m subject to the provisions of a Thru Site Link. The proposal infringes the height control, and it is anticipated that height and the effects of height will form an important part of any consideration, balanced against the position of the site which has a substantial setback from Takapuna Beach due to the carparking and roading that sits between the site and the beach (effectively a double road is created in front of the site creating a setback not afforded to other sites that interact with Takapuna Beach Reserve).

The activity is not a prohibited activity; the activity is a **restricted discretionary** activity. The proposal requires resource consent for an application for new buildings in the BMCZ. A more detailed analysis is provided in the planning memorandum prepared by Jessica Esquilant of Civix (**Appendix Y**).

Purpose and object of the proposal

The purpose of the project is to provide quality premium apartment dwellings and serviced units in a prime location of the Takapuna urban centre, to optimise the intensity of development at this premium location thus assisting to deliver a compact urban form and not missing out on an opportunity to increase housing supply on this site in a manner which respects its opportunities and constraints.

The development comprises a mixture of apartment configurations to meet a variety of housing needs. The development intends to contribute to the Business – Metropolitan Centre zoning of its location and include retail and hospitality services street front and on the ground floor, complying with the two retail frontage controls. The objective is to create a development that integrates into the public realm and contributes to the Takapuna urban centre and complements the beachfront environment.

The Takapuna 1 precinct requirements impose two important requirements: a height control of 24.5m, and also provides at Precinct plan 3 an indicative 'through site' link. Additionally, there is an easement registered against the record of title for 6-10 The Strand, which denotes an Easement Area for protecting pedestrian access through the site. These factors have informed the design of the proposal and high quality pedestrian accesses are provided albeit in different locations than are shown on the precinct plan. The significance of the view corridor from Hurstmere Road through Hurstmere Green to Takapuna Beach has been identified and the development seeks to enhance this corridor.

The proposed architectural plan is shown below and included in **Appendix E**, prepared by Moller Architects. This has been a design-lead project prepared with multi-disciplinary input from urban design, landscape, planning, traffic, engineering and economic, experts. The architectural plans are still undergoing minor amendments and we anticipate revisions throughout the consultation process with MFE noting a second Urban Design Panel is still to occur. Mr Moller has also prepared an architectural design statement (**Appendix F**), which details specific changes made by the design team. It confirms that it has been specifically designed with characteristics to fit in within the urban context, with a more urban and compressed design on Hurstmere Road, and a more coastal open approach for Channel View Road. Mr Moller had also prepared an architectural report for the purposes of a pre-application Urban Design Panel meeting in May 2021, which outlines the architectural approach and brief for the proposal (**Appendix G1**). The updated architectural approach and brief prepared for the second Urban Design Panel meeting (scheduled for 15 July 2021) as attached at Appendix G2. Additionally, Mr Moller has prepared a shading assessment (**Appendix H**).

Boffa Miskell have prepared an assessment on the relevant landscape and visual effects of the proposal on the surrounding environment (**Appendix I**) which is supplemented with a graphic supplement showing visual simulations of the proposal in its context.

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

At this point, the project can be separated into three main stages. The first stage is the excavation, footings and associated below ground (two and three level basements split across the site) and at grade work to establish a development podium for the two blocks. The other two stages are for the Hurstmere Block and the Channel View Block.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Subdivision consent

Relevant zoning, overlays and other features:

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

Legal description(s)	Relevant plan	Zone	Overlays	Other features
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No details

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 Chapter D13 Notable Trees Overlay	D13.4.1(A9)	Potential works within the protected root zone of a notable tree required for the removal of existing concrete and reforming of pedestrian laneway and/or service connections.	Restricted Discretionary Activity	Norfolk Island Pine Tree – southern corner of Part Lot 15 DP 4872
Auckland Unitary Plan Chapter D13 Notable Trees Overlay	D13.6.2	The above tree works may be unable to meet the permitted activity standards for works within the root zone. Further design detail is needed to confirm.	Restricted Discretionary Activity	Norfolk Island Pine Tree – southern corner of Part Lot 15 DP 4872
Auckland Unitary Plan Chapter E7 Taking, using, damming and diversion of water and drilling	E7.4.1(A28)	The initial geotechnical investigation undertaken by ENGEO (refer Appendix Q), has indicated that the proposed basement levels are expected to extend below the groundwater table on site.	Restricted Discretionary Activity	Across the site

Auckland Unitary Plan Chapter E7 Taking, using, damming and diversion of water and drilling	E7.6.1.6 and; E7.6.1.10	The above works will be unable to meet the permitted activity standards for groundwater diversion, which relates to temporary diversions only. Permanent diversion is required.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan Chapter E11 Land disturbance - Regional	E11.4.1(A3)	The area of land disturbance does not exceed 10,000m ² , has a slope less than 10 degrees, and the site sits outside the Sediment Control Protection Area.	Permitted activity	Across the site
Auckland Unitary Plan Chapter E11 Land disturbance - Regional	E11.6	If required, consent will be sought for non- compliances to the standards, however at this stage it is generally anticipated that these can be met, noting they primarily relate to matters of implementation which are proposed to be controlled by standard construction conditions of consent.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan Chapter E12 Land disturbance - District	E12.4.1(A6) and; E12.4.1(A10)	Land Disturbance across the site will exceed 2,500m ² and 2,500m ³	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan Chapter E12 Land disturbance - District	E12.6	The permitted activity standards can be met, as they primarily relate to matters of implementation which are proposed to be controlled by standard construction conditions of consent.	Permitted Activity	Across the site
Auckland Unitary Plan: Chapter E16 Trees in open space zones Chapter E17 Trees in roads		A number of trees in roads or the open space zone may need to be removed to facilitate construction, or otherwise require works within the protected rootzone. While there are no obvious instances where this would be needed, but it could be required for site other	Permitted activity or Restricted Discretionary Activity	Around the edges of the site.

		works such as service connections or footpath changes.		
Auckland Unitary Plan Chapter E23 Signs	E23.4.2(A53)	The proposal will include comprehensive development signage associated with the commercial business on lower floors	Restricted Discretionary Activity	The design and location of signage across the site will be confirmed as part of the detailed design package.
Auckland Unitary Plan Chapter E24 Lighting	E24.4.1(A1)	All lighting activities that comply with the associated standards, are permitted. If required, consent will be sought for non-compliances to the standards, however at this stage it is anticipated that these can be met via design outcomes.	Permitted activity	The design and location of external lighting across the site will be confirmed as part of the detailed design package.
Auckland Unitary Plan Chapter E24 Lighting	E24.6.1	All lighting activities that comply with the associated standards, are permitted. If required, consent will be sought for non-compliances to the standards, however at this stage it is anticipated that these can be met via design outcomes.	Permitted activity	The design and location of external lighting across the site will be confirmed as part of the detailed design package.
Auckland Unitary Plan Chapter E25 Noise and vibration	E25.4.1(A2) E25.6	The initial acoustic investigation undertaken by SLR (refer Appendix U), has indicated that the proposal may result in infringements to the noise and vibration amenity controls for short term periods (eg: the construction period).	Restricted Discretionary Activity	The predicted noise and vibration levels at specific receivers will be determined as part of the detailed assessments.
Auckland Unitary Plan Chapter E26 Infrastructure	E26.2.3.1(A1) – (A9) and; E26.2.3.1(A49), (A51), (A52), (A56), (A58)	All infrastructure and servicing activities that may be undertaken as part of the development, where they comply with the associated standards, are permitted within the zone and within roads. This will be a restricted discretionary activity if this standard	Permitted activity or Restricted Discretionary Activity	The design and location of infrastructure connections across the site will be confirmed as part of the detailed design package.

		is infringed, but is otherwise permitted.		
Auckland Unitary Plan: Chapter E27 Transport	E27.4.1(A2)	All parking, loading and access activities are permitted, aside from where they cannot comply with the associated standards. While there are no infringements to standard predicted at this stage, this will be confirmed as part of the detailed design package.	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan: Chapter E27 Transport	E27.4.1(A6)	The proposal seeks to utilise the existing vehicle crossing to No. 6-10 The Strand with minor upgrades and alignment adjustments as required. This frontage is identified as a Key Retail Frontage, and therefore a vehicle access restriction applies under E27.6.4(1)(b).	Restricted Discretionary Activity	The existing vehicle crossing to The Strand at the south-western corner of No. 6-10
Auckland Unitary Plan: Chapter E27 Transport	E27.4.1(A3) E27.6.1	The proposed activities are anticipated to exceed the trip generation thresholds, given that over 100 dwellings are proposed.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan: Chapter E27 Transport	E27.6.2 – E27.6.4	The design and location of parking, loading and access to the site will be confirmed as part of the detailed design package. If required, consent will be sought for non-compliances to the standards, however at this stage it is generally anticipated that these can be met via design outcomes. This will be a restricted discretionary activity if this standard is infringed, but is otherwise permitted.	Permitted activity or Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan: Chapter E30 Contaminated	E30.4.1(A1) – (A7)	The initial site investigation undertaken by ENGEO	Permitted activity or Controlled Activity or Discretionary Activity	Across the site.

		(refer Appendix R), has indicated lead in the top soil of the site, and it is unclear whether this would extent beneath the existing buildings. The outcome of further reporting and assessment will determine which contaminated land activity is applicable, with most discharges to land being permitted, including where elevated levels of contaminants are present, provided that the associated standards can be met.		
Auckland Unitary Plan: Chapter E36 Natural hazards and flooding	E36.4.1(A41) and; E36.4.1(A42)	The Auckland Council Geomaps indicate an overland flow path (OLFP) through the site, however the specific location and extent will need to be determined as part of the detailed assessments.	Restricted Discretionary Activity	Along the south-eastern boundary of No. 6-10 The Strand
Auckland Unitary Plan: Chapter E38 Subdivision	E38.4.1(A4)	The proposal may seek to undertake a Unit Title subdivision in relation to the establishment of the residential and commercial units.	Controlled Activity	Across the site.
Auckland Unitary Plan: Chapter E38 Subdivision	E38.6 and; E38.7	If required, consent will be sought for non-compliances to the standards, however at this stage it is generally anticipated that these can be met.	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone (Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).	H9.4.1(A2), (A6), (A7), (A10), (A12) and; (A13).	Dwellings, Visitor accommodation (which includes serviced apartments), commercial services, entertainment facilities, offices and retail (including food and beverage) are permitted within the zone, at any scale and may form part of this development.	Permitted Activity	These activities will be established in the proposed buildings at No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road.

<p>Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone</p> <p>(Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).</p>	H9.4.1(A33)	The development seeks to construct new buildings, as outlined in the architectural plans (refer Appendix E).	Restricted Discretionary Activity	New buildings are proposed across No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road.
<p>Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone</p> <p>(Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).</p>	H9.4.1(A34)	The development seeks to demolish some of the existing buildings.	Controlled Activity	Existing buildings at No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road will be removed.
<p>Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone</p> <p>(Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).</p>	H9.4.1 (A36) and; H9.4.1 (A37)	Potential internal and external additions and alterations to existing buildings. The extent of such changes has not been determined yet, but would be minor as the intent is to retain the existing building, but also ensure that it integrates with the proposal.	Permitted Activity	No. 33-45 Hurstmere Road
<p>Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone</p> <p>(Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).</p>	H9.6.0(1)(c)	The south-eastern corner of No. 6-10 The Strand sits within 30m of a residential zone, and this corner of the site includes an outdoor plaza which could be used to facilitate outdoor seating from the adjoining retail unit.	Restricted Discretionary Activity	South-eastern corner of No. 6-10 The Strand, within 30m of the Residential – Mixed Housing Suburban Zone.
<p>Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone</p>	H9.6.2	That part of the proposed building at No. 6-10 The Strand which sits within 30m of a residential zone is subject to a height in	Permitted Activity or; Restricted Discretionary Activity	South-eastern corner of No. 6-10 The Strand, within 30m of the Residential – Mixed Housing Suburban Zone.

(Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).		relation to boundary recession plane. Compliance with this standard will be confirmed as part of the detailed design drawings.		
Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone (Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).	H9.6.3, and; H9.6.4.	The proposed buildings will sit below 32.5m in height, and therefore can comply with these standards.	Permitted Activity	N/A
Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone (Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).	H9.6.5	The proposal includes some dwellings at ground floor level which have frontage to public open spaces or street.	Restricted Discretionary Activity	No. 6-10 The Strand
Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone (Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).	H9.6.6, and; H9.6.7.	The yard and landscaping standards are not applicable to the development, as it does not have an interface with any of the listed zones or features, and there is no carparking, loading or service areas fronting the street.	Permitted Activity	N/A
Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone (Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).	H9.6.9	Wind modelling is being undertaken to confirm compliance with the standards, or identify areas of infringements, as part of the detailed application.	Permitted Activity or; Restricted Discretionary Activity	New buildings exceeding 25m in height are proposed across No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road, and therefore trigger the wind requirements.

Auckland Unitary Plan: Chapter H9 Business – Metropolitan centre Zone (Note: rules H9.6.1 and H9.6.10 do not apply to the development, as these standards are instead controlled by the precinct requirements below).	H9.6.11	All proposed dwellings will be designed to exceed the minimum dwelling size	Permitted Activity	New buildings accommodating dwellings are proposed across No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road.
Auckland Unitary Plan: Chapter I540 Takapuna 1 Precinct	I540(A1)	All buildings within the precinct require consent.	Restricted Discretionary Activity	New buildings are proposed across No. 6– 10 The Strand, and No. 21 and No. 31 Hurstmere Road.
Auckland Unitary Plan: Chapter I540 Takapuna 1 Precinct	I540.6.1 and; I540.6.2	The proposed buildings will exceed the maximum height, and the frontage and building setbacks, specified for sub- precinct A.	Restricted Discretionary Activity	No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road.
Auckland Unitary Plan: Chapter I540 Takapuna 1 Precinct	I540.6.3, I540.6.4 and; I540.6.6	These standards are not applicable to sub- precinct A	N/A	N/A
Auckland Unitary Plan: Chapter I540 Takapuna 1 Precinct	I540.6.5(3)	The proposal seeks to establish a through-site link, however the alignment differs from that shown on the precinct plan.	Restricted Discretionary Activity	No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road.
Auckland Unitary Plan: Chapter I540 Takapuna 1 Precinct	I540.6.7	Compliance with the outlook space standards as they apply to each dwelling will be confirmed as part of the detailed design drawings.	Permitted Activity or; Restricted Discretionary Activity	New buildings accommodating dwellings are proposed across No. 6-10 The Strand, and No. 21 and No. 31 Hurstmere Road.
Auckland Unitary Plan: Chapter K Designations	Minister of Defence – Designation 4311	Designation 4311 protects the airspace above much of the North Shore to avoid obstructions into the approach and departure paths associated with Whenuapai Airfield. In relation to the subject site, these paths sit approx. 250m above the existing ground level, and therefore will not be breached by	Permitted Activity	Across the site.

		the proposed buildings.		
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011	Regulation 9(3) or; Regulation 10(2)	The initial site investigation undertaken by ENGEO (refer Appendix R), has indicated lead in the top soil of the site, and it is unclear whether this would extent beneath the existing buildings. If so, soil disturbance required to facilitate the development may exceed the volumes for permitted activities set out under Part 8(3)(c) and (d) of the NES. As such, consent will be required under regulation 9 or regulation 10 (dependant on further soil sampling).	Controlled Activity or; Restricted Discretionary Activity	Across the 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 previous applications have been made.

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(s) or designations required for the project by someone other than the Applicant. This is therefore not applicable.

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:

The site is not identified by the AUP as having any cultural or heritage items of significance. Zoning and overlay maps for each of the sites are included at **Appendix D**. The works will be subject to standard consent conditions requiring works to cease (i.e. identification and protection protocols) should any items of cultural or heritage significance be discovered, with notification to Heritage New Zealand and iwi made to enable appropriate actions prior to recommencing works – subject to consultation with iwi that identification and protection protocols can be activated.

An archaeological assessment has been prepared by Sarah Macready of Clough & Associates (**Appendix J**). Ms Macready's summary of results advises that there are no recorded archaeological sites within the project area, and the extensive modification of the site would have removed any pre-European archaeological sites. Ms Macready

confirms that there is one scheduled heritage building immediately adjacent to the site at 2 The Strand, which was the former Takapuna Public Library.

Ms Macready confirms that the proposed development will not affect any known archaeological sites that no archaeological Authority under Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") is required for this proposal. However, Ms Macready advises that the possibility of finding remains of an archaeologically significant site cannot be excluded, and if a currently unknown site is exposed during works, that the Accidental Discovery Rule under E12.6.1 under the Auckland Unitary Plan must be complied with, as well as the provisions of the HNZPTA.

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 anticipated start time for construction is anticipated to be July 2022. This delay is due to consents not likely being issued much before then, and the need to obtain engineering plan approval and building consent from Auckland Council.

Mr Zhang has confirmed that the Applicant entities have secured funding to be able to undertake this development (**Appendix C3**)

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

N/A

Local authorities

Detail all consultation undertaken with relevant local authorities:

Auckland Council:

Consultation undertaken has been with the Urban Design Panel. A first Urban Design Panel meeting was held on 11 March 2021. Further to this meeting, design amendments were made, including reducing overall height and bulk of the proposal which was identified as a key concern of the UDP. Following amendments to the proposed design incorporating feedback from the first Urban Design Panel hearing, a second Urban Design Panel hearing was sought.

While initially not agreed to, the UDP ultimately agreed that it was appropriate that the Applicant bring the revised proposal back to the UDP for a second review. A second review has now been confirmed by the Urban Design Panel and is proposed to be held in July 2021. Correspondence with the Urban Design Panel is included at **Appendix K**. The architectural proposal prepared for this first Urban Design Panel meeting is attached at **Appendix G1**. A second Urban Design Panel meeting has been scheduled for 15 July 2021 to consider the amendments to the design of the project. The architectural package prepared for this second Urban Design Panel meeting is included at **Appendix G2**.

Other persons/parties

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

Māori

Auckland Transport

Watercare

Detail all consultation undertaken with the above persons or parties:

Māori:

Consultation with iwi authorities is detailed below in Part V.

Auckland Transport:

Consultation was undertaken between Stantec and Auckland Transport on 22 February 2021 and 30 April 2021, to discuss the scale of the proposal and traffic generation and modelling parameters. A memorandum prepared by Michael Hamerton for Auckland Transport in advance of the meeting held on 22 February is included (**Appendix L**)

Watercare

Consultation has not yet been initiated with Watercare.

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	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Tamaoho	Lucie Rutherford of Ngāti Tamaoho responded via email on 17 June 2021 confirming that they defer to mana whenua. A copy of this email is included in Appendix P page 1.
Te Patukirikiri	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Pāoa	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Te Ākitai Waiohūa	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Te Rūnanga o Ngāti Whātua	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Whanaunga	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.

Te Kawerau a Maki	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Te Kawerau a Maki	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Whātua o Kaipara	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Whātua Ōrakei	Ngāti Whātua Ōrakei responded via email on 6 July 2021 advising that they recognise Ngāti Pāoa as mana whenua at Takapuna. A copy of this email is included at Appendix P page 3.
Ngāti Tamaterā	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Te Ata	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.
Ngāti Maru	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. The preliminary email and letter issued is included in Appendix N. A follow up email was sent, included in Appendix O. No response has been received to date.

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
No details	

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 site is not treaty settlement land, and is not located within any iwi statutory acknowledgment area.

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.

N/A The proposal is not located in the Coastal Marine Area, so this is not applicable.

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.

N/A The proposal is not located in the Coastal Marine Area, so this is not applicable.

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 site is live zoned as Business – Metropolitan Centre Zone, providing for a wide range of activities including commercial and high density residential, as proposed by this development. This zoning identifies this site as being appropriate for growth and intensification.

Overall, the proposed change in use is consistent with the level of intensity and types of activity anticipated with the zoning, and by providing residential dwellings in a variety of typologies as well as providing for commercial opportunity, will have a **substantial net positive environmental effect**.

The sites are also subject to I540: Takapuna 1 Precinct, Sub Precinct A, which makes specific provision for building height relative to the sub-precinct's proximity to the beachfront. The sites are therefore subject to a permitted height of 24.5m, per Table I540.6.1.1, which the development infringes. This height (and associated effects of height, such as shading and wind shear) and the transport effects of a development of this scale are the aspects requiring the most careful consideration. Good quality urban design outcomes are also very important for a large development in this location. In this regard, while a complete range of expert inputs is provided with this application, the most relevant inputs are the shading diagrams, wind assessment, traffic assessment, landscape assessment and urban design assessment discussed below.

Other adverse effects are those typically associated with large scale residential development, relate to:

- Increased local traffic on the road network;

- Temporary effects during construction works and development of the site, including noise, vibration, traffic and odour;
- Infrastructure effects in terms of wastewater and water supply demand and capacities, and stormwater discharges including effects on the overland flow paths.

These potential adverse effects can be readily addressed through:

1. Accessibility to public transport (The site is <150m to nearby bus stops Takapuna Platform 2 and Takapuna Stop C on Lake Road in the centre of Takapuna, and numerous other bus stops on Anzac Street, Hurstmere Road, Lake Road. The site is just over 2km away from Smales Farm, one of the key public transport hubs for main services including the Northern Express.)
2. Significant underground parking provision – four levels of basement parking is provided, so any potential effect on parking requirements for the Takapuna urban centres by resident requirements is avoided;
3. A high standard of urban design and landscape detail to soften the visual impact of the built form; by utilising design approaches (including: Ensuring the proposed scale is complementary to the surrounding metropolitan urban context; Retention of the notable tree scheduled under the AUP; Varied design of the different buildings comprising the proposal, to respond to the different interfaces of the surrounding environment, e.g. the Hurstmere Road building has been designed to respond to the finer urban grain and typology of the Takapuna retail precinct, while the Channel View Road building has been designed to respond to its proximity to the beachfront, with appropriate materials selected for the coastal location (refer architectural report **App F**).
4. Use of standard engineering methods are proposed for earthworks and construction of infrastructure, as well as conditions of consent (including: Limits on construction hours, and total construction noise and vibration; Construction Noise and Vibration Management Plan; Erosion and sediment control plan; and Construction Traffic Management Plan);
5. Upgrading of local infrastructure services as needed and managing potential overland water flows through site design decisions.
6. A DSI will be prepared to ensure any contamination, if discovered, is appropriately managed.
7. Further arboricultural assessment can be undertaken and recommended mitigation mentions to protect the notable tree.

These are addressed in more detail in the planning memorandum prepared by Jessica Esquilant of Civix (**App Y**).

Mr Paul Fletcher and Mr David Brodie of ENGEO have prepared a preliminary geotechnical assessment (**App Q**) confirming that geotechnical investigations were undertaken in October 2020 across the site, except in the western portion (21 Hurstmere Road). Their findings are primarily that there is a surficial layer of undocumented fill, native alluvial soils, and transitional soils and bedrock. Groundwater levels were also assessed. Messrs Fletcher and Brodie advise that there is a risk that ground conditions in the untested western portion of the site vary from those encountered elsewhere across the site. They confirm further investigations are planned for August 2021 which will minimise this risk. They identify that the multi-level basement is expected to be below the groundwater table, presenting a risk of ground settlement, but that this can be mitigated through a tanked basement retention structure. They identify that the proposed building will have significant foundation loads, but that the bedrock is a suitable founding layer. Obviously further work will be required as the design of the project progresses, but the investigations to date do not identify any ground conditions which are unable to be resolved through good engineering design and construction practices.

Mr Jamie Rhodes and Ms Erika McDonald of ENGEO have prepared a preliminary site investigation ("PSI") into contaminated land assessment (**App R**). The DSI confirms that soil samples were collected and tested these for lead and asbestos. Asbestos was not detected, and while lead was detected, it was at concentrations below the highest acceptable concentration for residential development, and so remediation is not required. However, the DSI confirmed that due to unfavourable geotechnical properties, topsoil will need to be removed and disposed off-site.

Sam Blackbourn of Civix has prepared a letter addressing servicing of the proposal (**App S**). Mr Blackbourn confirms their assessment that no flooding issues are anticipated, and that compliant access way can be achieved. Mr

Blackbourn also confirms that the proposed layout can be achieved with sufficient earthworks and retaining. Mr Blackbourn confirms wastewater and water supply servicing are available via the existing public networks. Stormwater servicing will be provided by the existing network or new coastal outfalls. As a result, it appears that there will be no significant effects on infrastructure.

SLR Ltd have prepared an assessment of environmental wind (**App T**). SLR confirms that the proposed development will influence local wind speeds, in terms of potential localised wind speed, and that there are multiple options to achieve windbreaks as part of the detailed design and that these mitigation strategies are routinely used for major building developments. As a result, we consider that potential wind effects will be able to be resolved through detailed design.

SLR have also prepared an acoustics assessment (**App U**) which confirms at a high level that the majority of construction related noise and vibration is anticipated to comply with AUP controls. SLR confirms that avoiding cosmetic damage to neighbouring properties is achievable through adoption of specific methodologies to ensure low level vibration generation. However, SLR anticipates short periods of infringements of noise and vibration amenity controls, common with projects of this scale. SLR confirms that these are typically managed through a Construction Noise and Vibration Management Plan identifying Best Practicable Option mitigation measures. Such effects are not normally considered 'significant', they are an unavoidable aspect of constructing large buildings in an urban environment.

Tree Management Solutions has prepared an arboricultural report (**App V**) which notes the scheduled Norfolk Pine (tree 1398 under Notable Tree schedule of the AUP). The assessment considers that the extent of root zone compromised by the current proposed design is of a scale able to be adequately mitigated. Therefore this aspect of the project is unlikely to have significant adverse effects.

Mr Don McKenzie of Stantec has prepared a traffic assessment (**App W**). Mr McKenzie's opinion is that based on the traffic engineering and transportation planning investigations undertaken to date, it is considered the proposal is feasible and the associated ITA for the development will sufficiently address relevant transport matters with appropriate design responses as necessary to establish an optimal design layout that provides safety and efficiency to both development occupants and the local/surrounding community.

Mr Ian Munro has prepared a preliminary urban design assessment (**App X**) and confirms that the design has been rigorously tested by the consultant team, and will result in a high amenity, high quality beachfront development and is appropriate in light of the zoning of the subject sites. Mr Munro confirms that the proposal is a "successful urban design solution" to the Takapuna precinct policies.

As noted above, Boffa Miskell have prepared an assessment on the relevant landscape and visual effects of the proposal on the surrounding environment (**App I**) and concludes that:

1. In summary, the large, strategically located site, which enjoys significant amenity connected both to its urban town centre and beachfront location, provides a significant opportunity to establish a high quality mixed use development contributing to Takapuna's transformation into a Metropolitan Centre.
2. Whilst the proposal seeks to infringe the 24.5m height limit established under the Takapuna Precinct, careful consideration of the site's context and relationships to adjacent amenities has informed the nature of the proposal. The bulk and massing of the proposed cluster of buildings continues to be carefully considered, particularly in respect of reducing visual dominance and delivering a high-quality development that is sensitive to the existing and cognisant of the future anticipated built context of Takapuna.
3. Whilst the development will constitute a significant change to the established, and significantly under-developed character of the site and this part of Takapuna's waterfront it signals an anticipated urban future and quality residential / mixed use amenity that will contribute to the centre's urban transformation. Takapuna is well placed to accommodate such residential intensity with access to public transport and the ability to live locally making use of the established range of services and amenities at hand. Whilst the proposed development will be seen and will change the urban balance of Takapuna it will complement the

already established 'tall tower' character of the centre with a well-designed complex of mid-rise buildings offering future residents a prime beachfront location in the heart of the North Shore's best placed urban mixed-use centre.

In terms of shading, SLR have analysed the shading diagrams prepared by Moller Architects. SLR's initial observations are as follows:

1. The main potential impacts on the surrounding built environment will be to the immediate south of the proposed site under both designs.
2. Given the position of the site relative to the placement and orientation of surrounding streets, much of the impact to developments west and east of the site will be confined to the early morning or late afternoon respectively.
3. Developments to the south and west of the site are predominantly commercial. Accordingly, the impact of overshadowing is not as consequential to the neighbouring residential environment.
4. Overshadowing is present to several residential properties to the immediate southeast of the site during the late afternoon period of the winter solstice.
5. SLR will undertake a full solar access assessment of the proposed development taking into account recent design refinements to the project and a representative set of calendar days spanning between the summer and winter solstices as part of the resource consent assessment phase of works.

The current shading plans submitted with this application are the first revision of shading plans which only show the shading from the development and do not show the wider context of the expected shading from the full development of the Takapuna Metropolitan Centre Zone (i.e. the Hawthorn existing / future environment). Further analysis of shading is still being undertaken.

An additional issue that has arisen in respect of the site is the pedestrian easement recorded against the record of title for 6-10 The Strand, Takapuna, in conjunction with the indicative through site access link provided for by I540.10.3 of Takapuna 1 Precinct plan 3. Alexander Dorrington have prepared a letter of advice advising the obligations conferred on the Applicant as the owner of the site under the easement, and the manner in which the proposal has been designed to accommodate this easement (**App ZB**).

See **Appendix 00** for an analysis of effects in the context of the AUP provisions.

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 (NPSUD)

While the timeframes for plan changes implementing rules through plan changes are some way off, the NPSUD requires adequate consideration of its objectives and policies now. In this regard, there are several objectives and policies in support of intensification satisfying certain criteria such as: Provision of a variety of homes in terms of price, location, and different households. Enabling Māori to express their cultural traditions and norms. Proximity to urban centres or rapid transport. Supporting reductions in greenhouse gas emissions. Responding to the effects of climate change.

The overall intent of the NPSUD is clear in that where intensification is practical, Councils are required to be responsive to such proposals – particularly in relation to proposals that would supply significant development capacity, as set out in Objective 6, Policy 6, and Policy 8.

Assessment:

Employment:

Adam Thompson has prepared an economic assessment of the proposal (**Appendix Z**) and has stated that the proposal will generate significant employment opportunities. Specifically, Mr Thompson has estimated that construction of the proposed will generate 140 Full Time Equivalent (“FTE”) jobs per annum in the construction industry, over the life of the project, for a total of 420 FTE jobs.

Additionally, the project will provide employment across a range of industries, as the proposal includes serviced apartments and commercial and retail space on the ground floor. This will provide an estimated 2 FTE jobs in real estate management, and 6 FTE jobs in cleaning services. The commercial floorspace will create an estimated 63 FTE jobs (although noting tenancies have not been finalised at this stage of the project).

The proposal therefore has the potential to generate significant employment opportunities, both in construction and following completion of the development.

Housing Supply:

Mr Thompson’s assessment addresses the regional housing shortage and identifies that there is an undersupply of dwellings in the vicinity of a 44,530 – 56,530 dwellings shortfall. Mr Thompson also addresses the contribution of the proposal to housing supply. Mr Thompson confirms that the proposal will produce approximately 300 apartments in a high amenity location, as part of a master-planned development.

Well-functioning urban environments:

Mr Thompson’s assessment is that the proposal helps to achieve this objective, as the proposal increases the range of housing available to the market, being apartments in a variety of configurations and with both premium and serviced apartment offerings available, contributing to the regional shortage of dwellings.

National Policy Statement for Fresh Water Management 2014 (Amended 2017 – noting the August 2020 NPS to take effect on 3 September 2020) (NPSFWM)

Assessment:

The site does not contain any significant waterbodies. The proposal will be readily able to control any sediment runoff into any waterbodies, given the gentle topography and assisted by the implementation of appropriate sediment control measures.

The site contains two identifiable overland flow paths, in the south-eastern portion of 6-10 The Strand and just touching into 21 Hurstmere Road, and in the north-western portion of the site at 6-10 The Strand. The overland flow paths generally follow the alignment of the stormwater systems on the site, and are addressed in the planning assessment by Jessica Esquilant (**Appendix Y**).

The proposal does not compromise any outcomes anticipated in the NPSFWM.

New Zealand Coastal Policy Statement 2010 (NZCPS)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the Resource Management Act 1991 in relation to the coastal environment of New Zealand.

Assessment:

The AUP is a recent planning document which has been written to give effect to the NZCPS in its plan provisions.

While the site is undoubtedly within the coastal environment, the NZCPS recognises at Policy 1.1 that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities. This is a highly urban area and assessment of the project needs to be assessed against the NZCPS in that light.

The landscape and urban design reports take into account the direction of the NZCPS and will ensure that the final development is compatible with the outcomes sought by the NZCPS.

The Hauraki Gulf Maritime Park Act 2000 is also a relevant consideration for this proposal, the purpose of which is to integrate the management of the natural, historical, and physical resources of the Hauraki Gulf, its islands and its catchments (s3(a)) and to establish objectives for this management (s 3(c)).

However, this Act does not add any additional requirements or standards to be met, as the Auckland Unitary Plan gives effect to the Act in accordance with the requirements of sections 9(2) and 9(3) of this Act.

National Environmental Standard for Air Quality 2004

Assessment:

This proposal is not likely to result in discharges exceeding specific standards in the Air Quality NES, particularly as this is already residentially zoned land.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

Assessment:

Mr Rhodes of ENGEO has prepared a Preliminary Site Investigation (**Appendix R**) confirming that a low concentration of lead is present in the soil, but at a level acceptable for high density residential land use. Mr Rhodes confirms that ENGEO has been engaged to prepare a Detailed Site Investigation and a Site Management Plan in support of a controlled Activity consent under the NESCS, to ensure compliance with the NESCS.

Please refer to **Appendix 00** for more detailed explanation.

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 proposal’s economic costs and benefits have been assessed by Adam Thompson of Urban Economics, and this is included in **Appendix Z**, with a section specifically responding to the project’s economic benefits and costs for people or industries affected by COVID-19.

Mr Thompson has provided an overview of the impact of Covid-19 on the construction sector, noting that Covid-19 in forcing New Zealand’s borders to close and immigration being reduced to near zero, is likely to result in a decline in the number of houses demanded and constructed and will place pressure on the construction centre.

In response to this, Mr Thompson has stated that the project would create jobs across several industries including construction, accommodation, cleaning, retail and medical industries, and estimates that the construction of the proposal will generate 420 FTE jobs, which, on an annualised basis will result in an average of 140 FTE jobs per year over three years.

On the basis of the construction sector having an ^{s 9(2)(b)(ii)} contribution to national GDP on the basis of 139,800 FTE, being a value added of ^{s 9(2)(b)(ii)} per FTE employee, then the proposal’s generation of 420 FTE will result in a GDP contribution of approximately ^{s 9(2)(b)(ii)}

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

Adam Thompson has considered in his economic assessment at **Appendix Z** the impact of the proposal on social and cultural wellbeing. Mr Thompson considers that the proposed development would provide employment and a diverse range of housing types. In providing approximately 300 apartments in a high amenity location as part of a master-planned development, Mr Thompson advises that studies have shown that high quality apartments overlooking natural environments can positively impact mental health. The development overlooks Takapuna beach, providing a high quality natural environment outlook, which will provide a social benefit to residents.

Additionally, there are social and cultural benefits associated with the site’s proximity to community and cultural facilities which will enable new residents to become active members of the proposal:

- The site is proximate to the Takapuna urban centre with cafes, hospitality and retail offerings very close by, as well as community facilities including the Takapuna Library, Takapuna Pool and Leisure Centre, a cinema, the Bruce Mason Centre, Potters Park and is adjacent to Hurstmere Green;
- The site is close to Takapuna beach, including the reserve, Takapuna Beach Reserve Playground and other amenities;
- The site is also close to Lake Pupuke for sport and recreational activities;
- The site is very close to Takapuna Primary School, St Joseph's Catholic School, and Rosmini College, with Carmel College not too far away;
- The site is also proximate to the North Shore Hospital.

The design of the proposal together with the benefits of the location provide for the social and cultural wellbeing of future generations without adversely affecting current residents in the area. Ultimately the design is focussed on achieving compact urban form, and high quality & high amenity development.

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

It is understood that the Ministry's "best case" assessment of time frames is now three months for the Minister's approval, and a further four months for the EPA / Expert Consenting Panel process. Therefore, at best, the fast track consenting process is anticipated to take a total of seven months.

If the application is filed with the Minister on or about July 2021, allowing for a seven month process, the granting of the application can be expected at the earliest to be around January 2022, falling within the period prior to the repeal of the Act. Even if those timeframes are extended, there remains a period of further five-six months before the repeal of the Act in July 2022.

Conversely, based on experience with Auckland Council, the Council process would be expected to take at least 12 - 18 months as a conservative estimate with an application of this type and particularly noting the height exceedances it seems inevitable that Auckland Council would determine that this application needs to be processed on a notified basis and a hearing held, which will significantly delay the consenting process.

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:

As noted above, Adam Thompson in his report at **Appendix Z** has calculated that the project would create an estimated 140 Full Time Equivalent ("FTE") jobs per annum in the construction industry, over the life of the project, for a total of 420 FTE jobs, across a range of industries including construction, real estate management, cleaning, roading, landscaping, administration and other services. The project creates a net -39 FTE jobs per annum, which is offset by the GDP contribution.

Housing supply:

As noted above, Mr Thompson in his assessment at **Appendix Z** has confirmed that the project will increase the housing supply by supplying 295 new 1, 2 and 3 bedroom dwellings to the market, which has a regional shortage of approximately 44,530 – 56,530 dwellings.

Contributing to well-functioning urban environments:

The National Policy Statement for Urban Development 2020 requires that planning decisions contribute to "well-functioning urban environments". Adam Thompson has stated in his economic assessment that the proposal helps achieve the NPS-UD objectives by increasing the range of housing available to the market.

Mr Munro's urban design assessment identifies that the site will provide publicly accessible lanes, to provide permeability between Hurstmere Road and Channel View Road, The Strand and Hurstmere Green. The proposal is intended to support a variety of activities, including commercial, retail, hotel, serviced apartments and facilities to

support the residential dwellings. Mr Munro also confirms that the development will be compatible with the surrounding urban environment (**Appendix W**).

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

The proposal will contribute to the local economy through increasing population.

Stormwater, wastewater, and water supply servicing are all available via the existing public networks. Watercare has confirmed that there are no issues with water supply or wastewater capacity. Stormwater disposal for the site will be provided via existing networks downstream or new coastal outfalls.

The proposal will also contribute to economic and employment outcomes by providing commercial and retail spaces, which will through commercial tenants introduce new business opportunities as well as local employment.

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

The proposal will not create any significant adverse environmental effects in terms of freshwater terrestrial ecology or air quality.

Minimising waste:

Green Gorilla have already been engaged to assist with construction waste management during construction of the project (**Appendix ZA**).

A building company has not yet been contracted to actually construct the proposal, and so further details around the contracted company's policies and practices for sustainability and minimising waste cannot be provided at this time. However, when assessing potential candidates to award the contract to, the Applicant entities will include as part of their assessment criteria candidate companies' practices with respect to sustainability and waste management.

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 construction of modern new houses to a high quality will mean that people can move out of old houses that are not as energy efficient. This will have a net positive effect on the environment with regards to mitigating climate change. These houses will be better insulated and require less energy for heating.

Public transport and the proximity of a number of facilities and services as addressed above will mean that residents can utilise public transport effectively, thus reducing dependence on individual cars. This will also result in positive contributions to efforts to mitigate climate change and lower emissions.

Promoting the protection of historic heritage:

The Applicant has received an archaeological report prepared by Sarah Macready of Clough & Associates (**Appendix J**), who confirms that there are no archaeological or heritage values on site. The site is not identified by the AUP as having any cultural or heritage items of significance. However, Ms Macready states that while her assessment confirms the proposal will not impact any known archaeological sites, if any are exposed during works and construction, the Accidental Discovery Protocol under the Auckland Unitary Plan, and requirements under HNZPTA must be complied with.

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

The project will be designed in accordance with current building code standards and although near the coastal margin, has a significant set back and elevation from Takapuna Beach. Thus, this building will be much more resilient to climate change than the bulk of Auckland's housing stock which contains many older houses which are not well insulated and/or not built to current standards (earthquake & flooding risk). In terms of economic and social resilience, adding a substantial number of residents to Takapuna will increase the local demand for shops within Takapuna and help improve the viability and vibrancy of the area as a shopping / entertainment precinct. Moreover, the site is well linked to public transport and has convenient bus access to the CBD, and other social infrastructure such as schools, hospital & libraries.

Other public benefit:

Public benefit matters have been addressed in sections above. A summary of these is:

- Provision of a variety of apartment typologies which will contribute to the undersupply of housing in the Auckland region, assisting to address the associated adverse social and well-being effects;
- Creating employment opportunities in the construction sector;
- Creating employment opportunities in the general commercial sector through the provision of commercial and retail space, as well as through property management and cleaning services to service the apartments themselves;
- An estimated s 9(2)(b)(ii) GDP contribution as a consequence of the increase in employment opportunities;
- Spin-off economic effects to the local retail sector;
- Provision of additional safe and high amenity recreational reserve areas available for public use;
- Continued and improved public pedestrian access by way of through site connections between the development and Hurstmere Green and the beachfront via Channel View Road; and
- Funding provided for wider infrastructure and reserve benefits by way of development contributions.

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

The proposal does not have significant adverse environmental effects, including greenhouse gas emissions

Part X: Climate change and natural hazards

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

The site is highly suitable for development in terms of natural hazards and climate change. The natural hazards that could potentially apply to the site include ground stability and overland flow paths.

The site is sufficiently distant and elevated from sea level, that sea level rise and coastal inundation is not a material risk to the development. The design will make allowances for drainage and overland flow paths so as to ensure that flooding risk is not increased.

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.

Olivia Manning

Signature of person or entity making the request

14/07/2021

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.

Yes	Correspondence from the registered legal land owner(s)
Yes	Correspondence from persons or parties you consider are likely to be affected by the project
Yes	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
Yes	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.
Yes	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.