

19 October 2022

Rob Owen,
Director of Environmental Services,
Defence Estate and Infrastructure,
New Zealand Defence Force

Outline Summary of Neil Construction Limited's Proposed Totara Road Residential Development

Neil Construction Limited (NCL), in conjunction with Maraetai Land Development Limited, proposes to develop a 14.6ha site at 101, 105-107 Totara Road, and 9 McKean Road, Whenuapai, to accommodate 244 residential lots together with jointly owned access lots, public roads, pedestrian accessways and recreation, drainage and esplanade reserves to vest.

The proposal primarily consists of vacant residential lots, with a select number of dwellings near the Totara Road frontage being designed at the resource consent stage. A preliminary set of masterplan drawings is attached for your reference, but please note these drawings are at a draft stage so are subject to change.

The proposal is generally in-keeping with the Auckland Council approved Whenuapai Structure Plan. Dwellings would be constructed on the residential lots by NCL's build partners and will be consistent with the provisions of the AUP Mixed Housing Urban residential zone. Accordingly, it is anticipated the homes will be primarily 1 and 2 storeys. Residential lot sizes will range from approximately 272m² to 512m², with most being between 350m² and 400m².

The residential lots are accompanied by a proposed Neighbourhood Park and associated public walkways included in the esplanade reserves, as well as a wetland area which will be enhanced and likely vested with Council. Due to the coastal position of this site, no stormwater ponds are proposed which is favourable to NZDF in respect of the risk of bird strike at Base Auckland. The site will be fully serviced with wastewater, stormwater, potable water, telecommunications, and electrical connections being provided to each lot.

The development will likely be completed over 2 stages. Earthworks and civil works will be completed by NCL's contractors and dwellings will be constructed by NCL's build partners. The proposed development achieves a density of approximately 15 dwellings/ha which is appropriate given the need for housing as highlighted by the new National Policy Statement on Urban Development. The existing amenity and transport links in the Whenuapai area make it suitable for development of this density.

NCL is seeking to progress this project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 which is managed by the Ministry for the Environment (MfE). Under this legislation, it is likely the Ministry will invite MoD to provide written comment on the proposal during the application process. The legislation allows for a very short consultation period of 10 working days but with possible further consultation if the project is referred to the Expert Consenting Panel. NCL has chosen to engage with the MoD early with the aim of providing information to you upfront for circulation within your Environmental and wider team.

Having been through this consultation process on other NCL projects in the vicinity of Base Auckland we are familiar with NZDF's general position. NCL is committed to working together to ensure appropriate measures are in place to protect NZDF activities at Base Auckland. Notably, measures relating to:

- Noise
- Lighting and Glare
- Bird Strike
- Structure and Obstacle Heights

In alignment with other projects in the Whenuapai area NCL is agreeable to the registration of no complaint covenants on the title of all proposed residential lots in the development.

The development site sits outside of both designation 4310, and the hatched area requiring NZDF's approval for any land use or subdivision imposed under designation 4311.

NCL sees the effect of aircraft related noise on the development as manageable. Engine testing noise modelling conducted for NZDF by Tonkin + Taylor as part of (the now withdrawn) Plan Change 5 (Variation 1) shows that much of the site sits within the 57dB noise contour, and a small area in the south-eastern corner of the site may fall within the 65dB contour. Although these contours now have no legal effect, NCL is committed to ensuring acoustic measures are imposed on the relevant lots to ensure compliance with any AUP rules on noise.

As per our previous correspondence, if NZDF can facilitate the release of a high resolution or digital copy of the engine testing noise contours prepared by Tonkin + Taylor, this will aid in ensuring any activities sensitive to noise are excluded from the 65dB noise contour.

We trust that this preliminary information is helpful and should you require anything further, please do not hesitate to contact me. We welcome your initial feedback and look forward to continuing to work together should our referral to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 be successful.

Regards,

Matt Ashworth
Development Manager
Neil Construction Limited
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