

### **Summary of Time Saved: FTCA**

It is considered that the project would progress considerably faster by using the processes provided by the Covid-19 (Fast-Track Consenting) Act 2020 (FTCA) than would otherwise be the case. At this stage, the Auckland Council's Future Urban Land Supply Strategy 2017 identifies that this land will be released for urban development in the period from 2028-2032 – at least six years from now. The processes enabled by the COVID-19 Recovery (Fast-track Consenting) Act 2020 would facilitate physical work on the site commencing in 2024.

Were this development to follow the “standard practice” it would require first of all a plan change to rezone the land (15 –18 months) and then resource consents to provide for this development. If there were appeals to the plan change or subsequent resource consent applications, that would add additional time. It is noted that at present Auckland Council has a 2 week+ delay to simply allocate resource consent applications to a planner for processing. When applications are allocated, the time period for section 88 check has been extended by 10 working days, and the time period for making a decision on notification and on the substantive merits of the application has been extended by 20 working days. In summary a typical/simple consent application is taking up to 90 working days (at a minimum), which does not take into account the additional delays experienced internally with Council specialists and multiple requests for further information.

There will be no adverse consequences of the land being released and developed ahead of the current Auckland Council timing. The site is serviceable and structure planning has been completed. There is no reason to suggest that the development cannot commence earlier than anticipated by the Council. The applicant will be obliged to pay development contributions to fund the costs of growth and will be required to upgrade the Totara Road frontage from a rural road standard to an urban standard. The intersection of Totara Road and Brigham Creek Road has already been upgraded and signalised, with additional traffic lanes and cycle lanes.

The Auckland region is experiencing significant housing pressure in terms of both demand and affordability. The proposal will make a valuable contribution to the constrained Auckland housing market by providing approximately 244 houses.

These outcomes can be progressed faster and, importantly, with certainty, by using the processes provided by the FTCA. Resource consent for this application will be able to be obtained significantly quicker than it would by utilising the RMA process, especially given the current significant plan change and resource consent processing delays.

Accordingly, construction, employment and provision of housing supply would be provided significantly quicker using this process and at a time when crucially needed to support recovery from the economic and social impacts of COVID-19. The development will directly support the certainty of ongoing investment in Auckland.