

14 April 2025

PRR00042650 – Pre-application advice for 82 Hobsonville Road, West Harbour Fast-track Approvals Act 2024 referral application

Executive summary

1. Council has read the supporting information and from a coarse-grain assessment and finds,
 - The proposal is unlikely to be considered to have significant regional or national benefits.
 - The Fast-Track approval process is not any more efficient than the normal processes under the Resource Management Act, and seems to be an effort to circumvent the normal rezoning process required for urban development in the Future Urban zone.
 - The proposal to be inconsistent with the policy direction the Auckland Unitary Plan, the sequencing set out in the Future Development Strategy 2023-2053, and the anticipated future zoning in the Whenuapai Structure Plan (2016).

Proposal

2. The proposal is to develop a 4ha site owned by Kings Heights Group Limited located at 82 Hobsonville Road, West Harbour. The development envisaged is for a retirement village of approximately 354 units, comprising of:
 - 267 apartment units across six apartment blocks,
 - 42 villas with two or three bedrooms; and
 - 45 care units in a separate block.

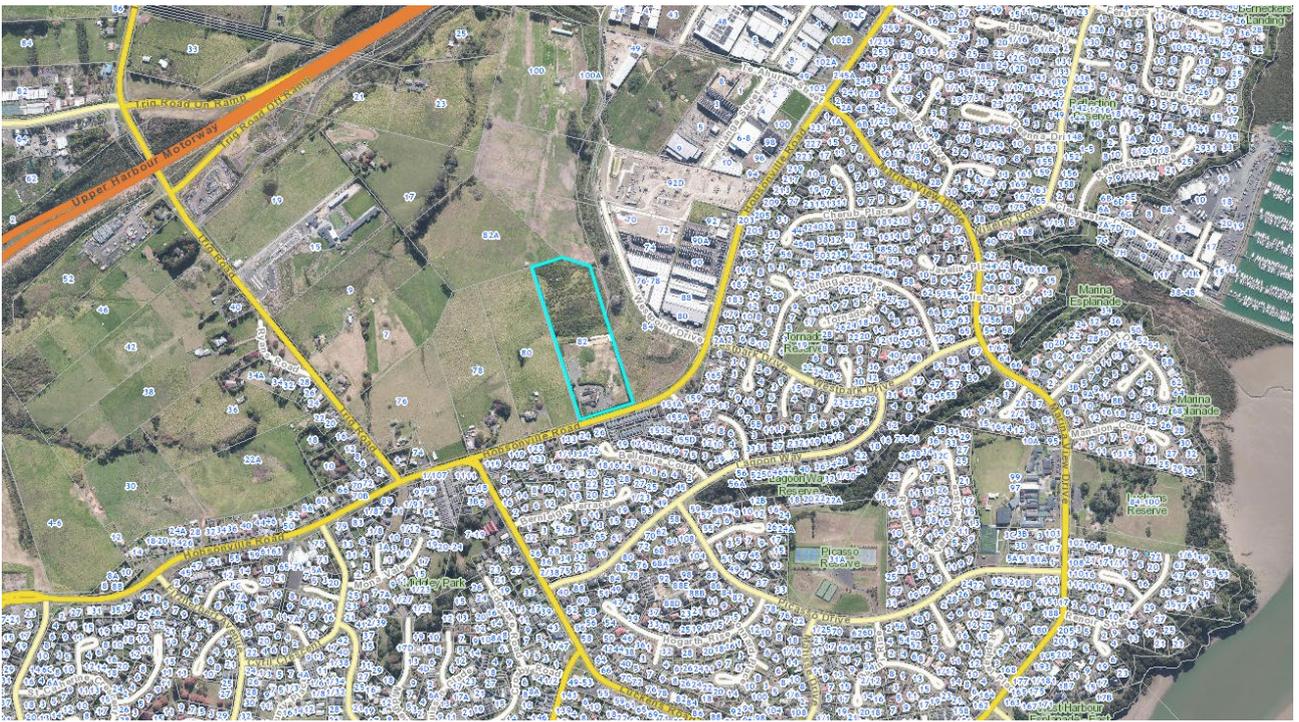


Figure 1: Site location

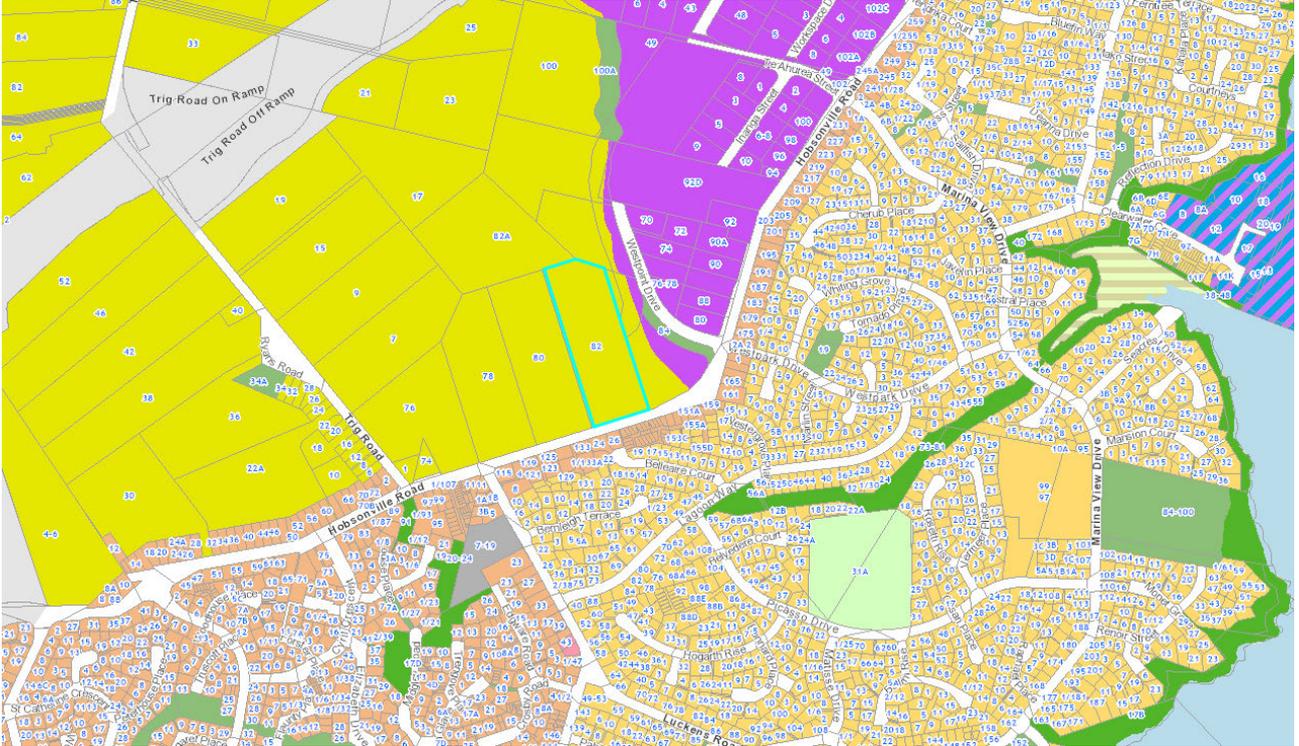


Figure 2: Auckland Unitary Plan zoning

Relevant criteria for assessing a referral application

The proposal has significant regional or national benefits

3. At this stage there is no compelling evidence that this application would provide significant regional or national benefits. The economic report provided by the applicant states that the proposal will serve an under-served market in West Auckland, but also notes there are at least three large retirement living developments being developed in Hobsonville, Whenuapai and Huapai at the time of the report being written (February 2023) which suggests this type of proposal is relatively common within the locality.

The Fast Track process will enable the development processed in a more timely and cost-effective way than under normal processes; and is unlikely to materially affect the efficient operation of the fast-track approvals process

4. The applicant has not provided a list of approvals needed for the proposal to council, however from a high-level assessment it does appear that it would only require approval under the Resource Management Act 1991. That process would be a private plan change request via Schedule 1, then a subsequent resource consent application.
5. The Fast Track Act 2024 is geared towards streamlining and improving efficiency of projects that require a suite of approvals across different pieces of legislation. The typical process required for this proposal appears to require only one type of approval via the RMA.

Consistency with local or regional planning documents, including spatial strategies

Auckland Unitary Plan

6. The proposal is contradictory with the policy direction of the Auckland Unitary Plan (AUP). A retirement village of the scale and intensity proposed has a fundamentally urban form and character, which Objective H18.2 (4) seeks to avoid. The retirement village as currently proposed involves and raises concerns with respect to the consistency of the proposal with the Regional Policy Statement of the AUP B2.2.2(3) and (4).
7. *Auckland Council v Matvin Group* [2023] ELHNZ 260 is a particularly relevant piece of case law about urban development in the Future Urban Zone. The appeal to the High Court challenged whether consent should be granted for a retirement village in the Future Urban Zone. In March 2023 an expert panel convened by the COVID-19 (Fast-Track Consenting) Act 2020 had granted consent for a 422 unit, 88 care bed retirement village (plus café and childcare facility) on a 10ha site at Riverhead, Auckland.
8. Paragraphs 34-38 of the decision state the following:

[34] Looking then to the policies of the FUZ, the only development specifically allowed is development which supports the policies of the Rural — Rural Production Zone unless that development is inconsistent with policies H18.3(2) to (6), (H18.3(1)). Policy H18.3(3) requires development to maintain and compliment rural character and amenity. Policy H18.3(5) prevents the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation. Finally, Policy H18.3(6) requires the avoidance of development of land that may result in one or more of seven specified results, one of which is to undermine the form or nature of future urban development.

[35] Again, quite strong words are used — “require”, “avoid” and “prevent”.

[36] In interpreting the FUZ provisions, it is not a question of weighing up the various objectives and policies for and against urban development. There are no provisions specifically allowing urban development.

[37] Here I agree with the dissenting opinion of the Panel Member, Dr Lee Beattie, when he states:

“This policy framework (Objectives and policies) sets a very high threshold test of ‘avoiding’ urbanisation until these issues can be appropriately addressed. In my view the current proposal represents ad hoc development, (non-sequenced and un-funded urban growth) which pre-determines the most appropriate form of urban growth for the site and the wider Riverhead area as a whole, thereby being contrary to both the intent and actual wording of the District Plan section of the AUP (Operative in Part) and therefore failing the ‘policy’ gateway test at s 104D.”

[38] I am therefore persuaded that the Panel made an error of law in finding that the overall purpose of the FUZ was to preclude activities that may compromise future urban development. The overall purpose of the FUZ is as a holding zone and to provide a transition from rural to urban use and development. The zone recognises the need for comprehensive and intentional design for soon-to-be urban areas. Until rezoned urban, the primary set of activities that are to occur in the FUZ are rural.

9. The Court is clear in its finding that urban development is not anticipated in the Future Urban Zone, and it is intended to maintain it's rural character until it is rezoned.

Future Development Strategy 2023-2025

10. The Future Development Strategy 2023-2025 (FDS) sets out the sequencing of when Future Urban zoned land is ready for urban development based on the provision of major infrastructure.
11. FDS specifies that this area, the Whenuapai East strategic area is not development ready before 2035 and requires the following infrastructure projects to be undertaken before the rezoning of this land could be contemplated:
 - Brigham Creek Road upgrade
 - SH16-SH18 connections
 - Hobsonville Road Upgrade
 - Upper Harbour (SH18) Rapid Transit
 - Whenuapai Wastewater package 2
 - Trig Road Water Reservoir
 - North Harbour No. 2 Watermain Project
12. The proposal will reflect an 'out of sequence' development of the site and has the potential to undermine council's infrastructure planning and funding programme.

Whenuapai Structure Plan (2016)

13. Furthermore, the Whenuapai Structure Plan (2016) identifies the subject land as future medium-density residential development. The proposed density and built-form are significantly beyond what is anticipated in medium-density residential development.

Summary of specialist input

Contaminated land

14. Council records show the site is tagged for possible contamination due to previous horticultural activities as a site of commercial rose growing operation, and also has a history of unauthorised earthworks and clean-fill activity that has been unable to be resolved due to the applicant going into liquidation in May 2024. More details on this history can be found in Appendix 1.
15. It is recommended that for any substantive application the applicant provide a Detailed Site Investigation (prepared by a suitably qualified and experienced practitioner) for the entire site. Based on the findings of this DSI, it may be necessary to prepare a Remediation Action Plan (RAP) or Site Management Plan (SMP) and may trigger consents under the NES:CS and/or Chapter E30 of the Auckland Unitary Plan.

Urban Design

16. Overall the proposal is supported from an Urban Design perspective, and has a sloping topography that could alleviate some of the “sameness” of the buildings. For a detailed list of more information that would be helpful in addressing Urban Design issues, see Appendix 2.

Landscape

17. David Ferrari, Principal Landscape Specialist summarises his assessment as follows (full copy of the memo included in Appendix 3:

The proposal presents a promising opportunity to design a well-considered, context-responsive retirement village that integrates a diverse mix of built forms. The intermittent/permanent stream running through the site offers an opportunity to create a harmonious connection with nature, supporting both passive and active recreation. As a greenfield development, I agree with the Urban Designer's assessment of its transformative potential that balances intensity, and desired outcomes for future residents with its proposed amenity areas, both functional and organic (with the riparian stream margins). As a greenfield development, and sizable parcel of land, the proposal has the ability to avoid infringements to any planning provisions such as HIRB, setbacks, and height plane.

The site's topography allows for a sympathetic architectural response that can effectively disguise height. The proposed architectural site plan also indicates potential for expressive landscaping response with a revegetation strategy for the stream, and how residents are to interact with nature. This can carry through to a comprehensive landscaping concept for apartment users (to view from above) and for villa residence with on-ground experiences.

Streams

18. Naz Tavasoli, Specialist (earthworks and streamworks) states that more information will need to be provided to understand the effects around stream bed modification and provisions for fish passage in the stream as a result of the proposed culvert and bridge. More detailed information can be found in the memo attached as Appendix 4.

Development Engineering

19. Ravinesh Chand, Project Manager (Regulatory Engineering) noted that,

- the site falls within the wastewater capacity restriction catchment,
- The site falls within the Stormwater Management Area – Flow 1 overlay in the AUP,
- detailed technical designs are needed for stormwater which can be reviewed by Healthy Waters,
- Hobsonville Road is an arterial road and Auckland Transport is currently reviewing the vehicle crossing.

Watercare

20. Ameya Bhiwapurkar, Development Engineer from Watercare provided the following feedback,

Watercare does not provide connections to sites in the FUZ. For public water and wastewater services to be provided, Watercare notes that the zone would need to be live-zoned via a Plan Change process.

If resource consent is granted through the Fast Track process, Watercare will not approve future connections under the Water Supply and Wastewater Bylaw 2015.

21. A copy of the letter from Watercare is attached as Appendix 5.

Planning - policy

22. A detailed memo outlining policy planning advice from Natasha Nades, Policy Planner is attached in Appendix 6.

Summary

23. Overall, we retain concerns that the proposal is inconsistent with the relevant provisions of the Auckland Unitary Plan, the sequencing set out in the Future Development Strategy 2023-2053, and the anticipated future zoning in the Whenuapai Structure Plan (2016).

24. Council is of the view that a private plan change is a more appropriate process for development of this scale on this site and also notes that while the proposal proposes a substantial number of dwellings, the number is not significant in the context of residential development in Auckland. Auckland Council has processed numerous private plan change applications that propose residential yields in the thousands.

25. We have doubts about whether the proposal is an efficient use of the Fast-track Approvals Act 2024 process, given the existing normal process for this is simply a private plan change request, and a subsequent resource consent application. The proposal does not appear to have any need for approvals outside the RMA.

Advice prepared by:



Petra Burns
Senior Planner
Auckland Council Premium Resource Consents



Fennel Mason
Principal Project Lead
Auckland Council Premium Resource Consents

Appendices

Appendix 1: Contaminated land advice

Appendix 2: Urban Design advice

Appendix 3: Landscape advice

Appendix 4: Stream works advice

Appendix 5: Watercare letter

Appendix 6: Planning - policy advice

Appendix 1: Contaminated land advice

From: [Fiona Rudsits](#) on behalf of [CANconsents](#)
To: [Petra Burns](#); [Fennel Mason](#)
Subject: RE: PREMIUM: Fast Track - 82 Hobsonville Point Road (PRR00042650)
Date: Monday, 31 March 2025 1:57:21 pm
Attachments: [image001.png](#)
[image002.png](#)

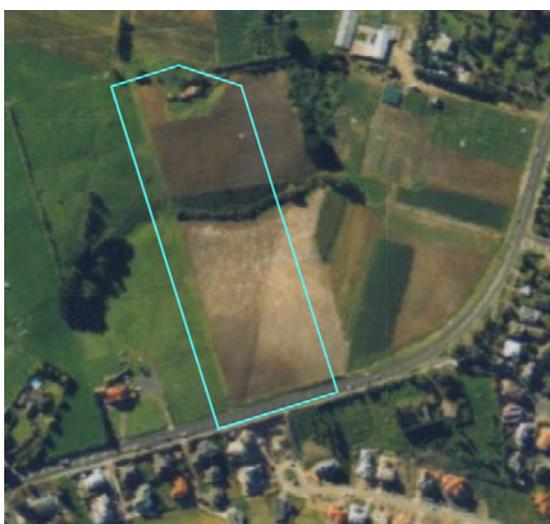
Hi Petra and Fennel

I have completed a review of this proposal in reference to contamination land (NES:CS/E30 of the AUP(OP)). I understand the applicant is intending to develop this 4.05 ha site into a new retirement village, comprising 354 units, including a mix of villas (houses) apartment units, as well as a hospital care facility.

The proposed earthworks are expected to cover the entire site, excluding the riparian planting area surrounding Rawiri Stream. According to the various supporting reports, the site is currently described as being largely vacant in long grass with a permanent stream, surrounded by scrubby bush at its centre. A large house located in the southwestern corner of the site, previously used for residential purposes, but now vacant.

In terms of contamination, council records show that the site is tagged due to previous horticultural activities. It is understood the site was previously a commercial rose grower, which is evident in historical aerials from the 1990s.

In 2023, a resource consent ((BUN60420043) was sought to enable the importation of clean fill to the rear of the site, in order to level parts of the property for the establishment and operation of a contractor's yard (a clean fill storage and transfer business). However, aerial images from ArcGIS (attached below) show extensive earthworks had already taken place from 2022.



GIS image 1996



Property boundary shown over ArcGIS

image(<https://maps.aklc.govt.nz/portal/home/webmap/viewer.html?useExisting=1&layers=f1713e86530a4fab43ae027c8044c4a>)

The property file shows that an abatement notice (ABT21679960) was issued in June 2023 due to the unauthorised earthworks onsite. Council instructed the contractor to conduct a detailed site investigation (DSI) by a suitably qualified environmental professional (SQEP) to assess the nature, quantity, and quality of the fill material imported to the site. Following the DSI, the contractor was required to undertake remedial actions and prepare a remedial action plan (RAP). These reports (DSI and RAP) were to be submitted to the council by 1 July 2023.

As part of the previous application process, a copy of the DSI and RAP (if required) was requested, along with a recommendation for the DSI to include an assessment of former horticultural activities onsite. This was to ensure a clear understanding of the site's contamination status before any further development. However, since the previous application was withdrawn (the applicant went into liquidation 13 May 2024), it appears that council was not provided with these reports, nor was an assessment of past horticultural activities completed.

Given the scale of the proposed retirement village development and the extensive earthworks planned, it is recommended that the applicant engage a SQEP to conduct a comprehensive DSI for the entire site. Based on the findings of the DSI, it may be necessary to prepare a RAP or Site Management Plan (SMP), and to seek the appropriate consents under the NES:CS) and/or the Chapter E30 of the AUP(OP) as part of this application.

Please let me know if you require any further information

Ngā mihi | Kind regards

Fiona Rudsits | Senior Specialist – Contaminated Land

Contamination, Air & Noise | Specialist Unit | Planning and Resource Consents

Waea pūkoro / s 9(2)(a)

Te Kaunihera o Tāmaki Makaurau / Auckland Council

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

aucklandcouncil.govt.nz

Appendix 2: Urban Design advice

82 Hobsonville Point Rd proposal

I was asked to provide comments by COB Tuesday for this retirement village comprising 42 villas (one 45 care units, approximately 267 apartment units, and associated communal facilities, reception/administration areas, and landscaped outdoor spaces. I understand that David Ferrari, landscape architect, was eventually engaged and will be commenting separately on specific landscape issues.

This is a Fast Track referral pre-application (not lodged or accepted by the EPA yet) and the applicant is seeking written feedback from Council prior to their application being submitted to the EPA, with the intent of including our comments to form part of their application. Should the application be accepted, we may have further opportunity to input.

I am familiar with the site. I dealt with another application slightly to the east of the site in recent years. Under the LG(A)AA(04) legislation I was the Project Director responsible for the six Waitakere City Plan Changes including this area (PC14 Hobsonville Corridor), which we successfully notified and defended through the hearings within the 6-month legislative timeframe.

The brief from Fennel Mason of Auckland Council's Premium Team indicates that there is uncertainty what the Council's role should be under the fast-track legislation. Unfortunately I had trouble opening the documentation initially and started drafting a speculative response with the information available in the brief. Yesterday I received pdf versions of the documentation, though it emerged that no landscape plan has yet been commissioned.

I am pre-disposed to favour retirement villages and carehomes. It should not be forgotten that the residents of this proposed retirement village are likely to be freeing up around 354 houses throughout the Auckland area, but particularly within the Massey/West Harbour area, which will thus become available for young families and others. Retirement villages enable people to go through all the stages of life in their own community. They improve the supply and affordability of housing generally and significantly increase urban density.

A large greenfields site like this one offers the opportunity to implement transformative well-designed intensive development, without running foul of constraints such as HRTB infringements, which are more pressing on smaller sites within the existing urban fabric. The reasonably steep topography of the site dropping away to the north will relieve the sameness of the buildings to some extent.

In summary, although I believe a number of significant improvements should be made to the initial concept design, I would not recommend against consent from an urban design perspective, subject to the usual standard conditions. For the next stage in the design evolution, however, I would be looking for:

1. Numbering of the architectural drawings to aid referencing
2. Consistent labelling of the larger blocks (The "Proposed Block Plan" shows the eight multi-storey blocks (Blocks A to H) quite differently labelled from the "ISometric Block Plan," and different again for the larger-scale plans of each block - making it difficult to understand which block is where, and what its orientation and boundary conditions are)
3. Large-scale development to be of a design quality that is commensurate with the prominence and visual impact of the site.
4. Accurate photo-montages of the development as it will be seen approaching from east and from west along Hobsonville Pt Rd.

5. Variation in the colours and materials of blocks with similar floorplates to break down the visual scale and aid in identification of buildings for the residents. (This is particularly important for the four multi-storey buildings in a line along the western boundary, although their sameness will be relieved slightly by their different levels as they step down the hill)
6. Sensitively designed prominent buildings located within a vegetated framework. The possibility of tall trees in pockets along the western boundary should be considered
7. I understand that a landscape architect will be commenting separately but the intention to have a 20-metre corridor along the small watercourse bodes well for the quality of the overall vegetation and ecological effects.
8. An appropriate frontage along Hobsonville Point Rd which allows residents to overlook the road and provide passive surveillance of the footpaths (The higher levels of the site above the road should make this relatively easy to achieve without compromising the privacy of the residents)
9. Illustration of any other boundary conditions where development has occurred or proposed development is available
10. The extent to which the development proposes to follow the modern trend to attract the public generally into the site to share possible amenities such as a café, chemist, medical facilities, outdoor spaces, etc. (Examples include The Botanic and Gulf Rise in Silverdale)
11. Extension of the two-metre footpaths along both the southern and northern streets to allow the residents access to Hobsonville Rd and its bus-stops (This will probably require shortening of the frontage apartment block between the two internal streets (variously labelled "Block B" or one of the many "Block A's")
12. Possible refuge islands in the painted median of the arterial Hobsonville Rd to allow residents to cross safely to the bus stop they will use for Westgate and beyond (or for returning from Hobsonville Point or the North Shore)
13. Any intended re-positioning of the bus stops on each side of Hobsonville Rd and improved footpath access to the one on the northern side
14. Potential permeability of the site for the future wider community – particularly pedestrian connections to Westpoint Drive and reserves
15. Provision for residents to have lockable storage for bulkier possessions. As residents downsize from their family homes it's important to keep garages free for a car to reduce the pressure for parking in communal or public spaces
16. Intended passive climate control for north elevations (This is particularly important for elderly residents who are at home through the day and need the warmth of the winter sun but horizontal eave or louvre protection from overheating by the high summer sun)
17. Typical front elevations for the 42 villa units (Blocks 1 to 9)
18. Unambiguous carparking pads in front of the villa unit garages (i.e. length of car-pad within the range of 5 to 7 metres to discourage stacking of a second car)
19. Indication of turning geometry into the car-pads and garages of the 42 villa units.
20. Consideration of how parking in the carriageways will be controlled
21. Any opportunities for street tree planting
22. The intelligent use of paving textures and either full kerbs or flush mountable kerbs, to indicate the hierarchy of carriageways within the site. The shared-space nature of carriageways should be indicated to encourage motorists to travel at slow speeds as they mix with elderly pedestrians.
23. Paving textures to indicate pedestrian priority over vehicle crossings, both internally into villa units and externally where the two entry streets cross the frontage along Hobsonville Rd
24. Details of wayfinding, signage and pedestrian-scale lighting

Finally, if the Fast-track process allows it, I would expect a resource consent to include many of the standard conditions requiring detail at the Building Consent stage of final materials and colours, plants, landscape design, irrigation and maintenance, signage, lighting, etc

Appendix 3: Landscape advice

Specialist Input Request Details – Feedback to the Minister for the Environment on consideration of a referred application

From		Fennel Mason / Petra Burns	
	Current Working Days	Brief sent	Specialist input due- DRAFT report only
Click or tap to enter a date.	N/A	25 March 2025	1 April 2025
Proposal		Construction of a comprehensively planned retirement village	
Site address		82 Hobsonville Point Road	
Applicant		Kings Heights Group Limited	
Related applications and consents (old Regional Permits, related current consents or applications)		TBC	
Link to plans and relevant information		U:\COO\Resource Consents\Digital Consents - New\Premium\H\Hobsonville Point Road Hobsonville,82 - PRR00042650\1. Lodged Documents	
Council Reference		PRR00042650	

Background and Context to Fast Track Act

The Fast-track Approvals Act 2024 (December) is the latest Fast Track Act. The Council is not the decision maker on a fast-track application (an Expert Consenting Panel is appointed by the EPA) but has a formal role to play in the process. The Council's main roles include providing written comments when invited by the EPA, assisting Panels with information and advice, and administering approved resource consents and designations (including matters such as s127 applications and environmental monitoring).

The Act at its commencement includes a number of projects agreed as 'listed projects' to follow the Fast Track Act pathway. This project is one of those.

Council's engagement and feedback on Fast Track matters will be coordinated with the involvement of CCO's through the Project Lead and, at this stage, includes:

- 1. Comments in response to an invitation to comment on substantive application lodged to the EPA and being considered by the appointed Expert Consenting Panel.*

In terms of our approach, we are seeking to take a proactive approach to identify and work through issues to secure points of agreement or positive outcomes and where matters are not supported by clear about the reasons for this.

Specialist Response

To: Fennel Mason Principal Project Lead – Premium Unit
Planning and Resource Consents Department, Auckland Council

Petra Burns Senior Planner – Premium Unit
Planning and Resource Consents Department, Auckland Council

From: David Ferrari Principal Landscape Architect, Tāmaki Makaurau Design Ope
Te Kaunihera o Tāmaki Makaurau / Auckland Council

Date: 1 April 2025

Overall Summary:

The proposal presents a promising opportunity to design a well-considered, context-responsive retirement village that integrates a diverse mix of built forms. The intermittent/permanent stream running through the site offers an opportunity to create a harmonious connection with nature, supporting both passive and active recreation. As a greenfield development, I agree with the Urban Designer's assessment of its transformative potential that balances intensity, and desired outcomes for future residents with its proposed amenity areas, both functional and organic (with the riparian stream margins). As a greenfield development, and sizable parcel of land, the proposal has the ability to avoid infringements to any planning provisions such as HIRB, setbacks, and height plane.

The site's topography allows for a sympathetic architectural response that can effectively disguise height. The proposed architectural site plan also indicates potential for expressive landscaping response with a revegetation strategy for the stream, and how residents are to interact with nature. This can carry through to a comprehensive landscaping concept for apartment users (to view from above) and for villa residence with on-ground experiences.

While the level of detail provided to Auckland Council in the Fast Track referral pre-application is currently sparse, there is significant potential for a supportable development. As such, I have outlined additional opportunities the proposal is encouraged to explore whilst the design process is continued by the applicant team, as well as provide a list of information that is currently missing that will be vital to understanding the proposal further and assist with managing landscape character effects.

Additional Opportunities:

Provide active recreational opportunity to connect to the (unnamed) reserve that runs adjacent to Westpoint Drive with use of streamside paths/boardwalks etc for further interaction on site, which also invites the wider community.

The building placement, setback, and streetscape interface along Hobsonville Road will need to respond and facilitate the NoR for Hobsonville Road interface. This may require further understanding and well considered design response with regards to Block A, B, and E, and a contain positive streetscape amenity values.

Missing Information / Further Information:

Masterplan / Site Layout / Topographical response

There is a lack of understanding regarding the site plan and how the layout has been tested with regard to the topography of the site leading to limited understanding regarding retaining walls, building/shared amenity interfaces, and accessibility requirements.

There is a lack of understanding with regard to internal and external retaining wall requirements to accommodate the building types, as well as to achieve the overall intent behind the spatial arrangement of shared amenity spaces, and circulation.

Bulk Earthworks cut and fill strategy.

Landscape Architectural Design

No information has been provided regarding the design of the Landscaping for villas, interfaces, or internal amenities outside what is shown on the Architectural Site Plan and the list of amenities within the project description.

Landscape plans, material and planting strategy, interfaces, amenity spaces, fencing/privacy strategy (villas), circulation strategy, recreational opportunities, and hardscaping/articulation will need to be identified and designed in coordination with the architectural response and topographical constraints.

Architectural Design

There is a lack of site and contextual analysis to inform the architectural form, colours, materiality of the proposed apartments, and villas.

No cross-sections (including longitudinal) have been supplied to further understand the siting of buildings within the sloping landscape and particularly how the overall site plan interacts with key landscape features within the site (i.e the emphasis on the stream).

No Elevation Drawings

No Materiality palette

No Shading diagrams

Landscape Effects Assessment

No Landscape Effects Assessment Report has been completed/provided. This report will be crucial to understanding the effect of the proposal on the surrounding landscape character as the surrounding environment is set to be a transitional area for future growth, however it will be operating as FUZ and other current zonings in the immediate future.

Visual Dominance effects will need to be addressed with regard to potential infringements within the AUP/ Plan Changed areas, aspects such as; rolling height plane, HIRB, setbacks, etc, and surrounding neighbours/adjacent zones. Importantly noting the land south of Hobsonville Road is zoned as MHU under PC78 which aims to achieve a height of three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. How does this proposal sit within the wider context and urban area that is anticipated by the current and future zoning?

Further understanding of potential dominance effects with apartments located on the upper portion of the site (south-west), with the lower density units located on the lower portions (north-east) – I can understand this could be to do with several factors such as geotechnical requirements, solar orientation, or even yield. But this is currently not explained and there may be better alternatives regarding site arrangement to create the intended outcomes from the developer whilst addressing landscape character effects.

Visual Simulation and Viewpoint Analysis may be required from main public viewpoints, and representative viewing audiences to assist with understanding the landscape character effects the proposal may have either positively or adversely – particularly for those road users travelling along

Hobsonville Road from the West to East, and Trig Road from North-South, and other local residential roads from the West Harbour suburb south of Hobsonville Road.

Should you wish to discuss anything further regarding the contents of this Fast Track referral pre-application response, please don't hesitate to contact me.

Ngā mihi nui,

David Ferrari

Principal Landscape Architect

Design Review Team

Tāmaki Makaurau Design Office

Auckland Council

135 Albert Street, Auckland

Direct Dial: s 9(2)(a)

Email: s 9(2)(a)

Appendix 4: Streamworks advice

Specialist Input Request Details – Feedback to the Minister for the Environment on consideration of a referred application

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In terms of our approach, we are seeking to take a proactive approach to identify and work through issues to secure points of agreement or positive outcomes and where matters are not supported by clear about the reasons for this.

Asset Owner / Specialist Response

From: Naz Tavasoli, Specialist (Earthworks and Streamworks)
Specialist Unit, Auckland Council.

Date: 1 April 2025

Overall Summary:

- Overall, the Kings Heights Group Limited proposes a retirement village at 82 Hobsonville Road.
- The applicant's ecology report confirmed the absence of wetlands and identified one intermittent stream on the site.
- One temporary culvert is proposed to construct over the gully.
- Two bridges are proposed to link the two sections of the site.
- No specific details about the proposed bridges and culvert have been provided.

Proposal

The applicant proposes a retirement village at 82 Hobsonville Road, currently zoned 'Future Urban' under the AUP (OP). The development includes removing the existing dwelling and shed, with bulk earthworks primarily as a cut-to-fill operation, involving some imported or exported material to create building platforms and an accessway. Earthworks will cover the entire site except for the Rawiri Stream and riparian planting area around Rawiri Stream.

Assessment

The site is located on the northern side of Hobsonville Road, approximately 1.4 km east of the Upper Harbour Motorway and North-Western Motorway intersection, within the Future Urban Zone.

No significant native vegetation or Significant Ecological Area overlays are present, as indicated on Auckland Council's Geomaps. The site is predominantly covered in rank grassland (mainly kikuyu, with patches of vasey grass and Yorkshire fog). Flow paths are covered by dense kikuyu. No wetlands have been identified.

Sections of intermittent and ephemeral stream starting at the western boundary flows west to east, transitioning into a permanent stream near the centre of the site. The stream has a poorly defined, soft-bottomed bed, with flow and pools present in the western section. Midway through the site, flow disappears underground, leaving the eastern section with a poorly defined channel and isolated pools.

Streamworks (culvert):

Section 5.1 of the Fast Track Infrastructure report (February 2023) states that a temporary culvert (maximum 30m) will be installed in the stream to facilitate access to the northern part of the site until the bridge is constructed. The construction is intended to comply with Auckland Unitary Plan (AUP) and standards E3.6.1.14 and

E3.6.1.18 and the applicant has stated that the temporary culvert is permitted under E3.4.1(A32).

However, there is not enough information to demonstrate that the temporary culvert and associated erosion protection works comply with chapter E3 of the AUP and the National Environmental Standards for Freshwater (NES-F), or to assess the overall level of effect if consent is required.

- It is unclear whether the temporary culvert meets the permitted conditions of Regulation 70(2) of the NES-F and the relevant E3 (A27).

I recommend:

Further information should be provided to confirm that the culvert design meets the permitted activity requirements under Regulation 70(2) of the NES-F and the AUP standards within E3, particularly standards of E3.6.1.14 and E3.6.1.1(15), and to understand the full extent of the proposed works, including the culvert's location within the intermittent stream, its length, detailed design for fish passage, and associated erosion and sediment control.

Streamworks (bridge):

A preliminary ecological assessment provided by Boffa Miskell (February 2023) states that two bridges are proposed to connect the two halves of the site, with the stream expected to be retained in its entirety and no anticipated loss of stream values or extent. Additionally, Section 5.1 of the Fast Track Infrastructure report (February 2023) states that a pipe bridge (Option C), approximately 50 m in length, is proposed to span the existing gully and connect to the existing network via gravity. The proposed wastewater layout (Job No: 12825-01) indicates that the proposed bridge will be situated outside the stream.

There is no clarification regarding the location of the bridges or whether it qualifies as a permitted activity under E3 (A29). Additionally, insufficient information has been provided, and no detailed bridge design and associated erosion and sediment control plan have been submitted for review.

- It is unclear where the proposed bridges are located over the stream and whether they meet the permitted standards E3.6.1.16 under E3 (A29).

I recommend:

Although I acknowledge that it would be possible to construct a bridge as a permitted activity under E3, further information should be provided to confirm that the bridge design meets the permitted activity requirements under E3.4.1(A29). No further information has been provided to demonstrate that the piles are clear from the stream bed and the structure accommodates the 1% AEP flood flows. A detailed design of the bridge should be provided prior to works commencing to ensure the effects can be adequately assessed.

Conclusion

I consider that the information submitted is not sufficient to enable the consideration of the above matters on an informed basis. The extent and scale of any adverse effects on the environment, in particular the stream bed modification and provision for fish passage for the stream, cannot be fully understood and assessed. I consider it inappropriate to rely on conditions alone to address the information gaps, as there is uncertainty regarding how the potential effects will be managed. However, should the application be granted, the following conditions are recommended to ensure the missing detail is included prior to construction:

Proposed condition:

X1 Prior to the commencement of the earthworks activity, a Detailed Bridge Design for the stream crossing must be submitted to Council for Approval. The Detailed Bridge design must demonstrate that the bridge abutments or piles are not within the bed of the stream, and that the bridge deck does not obstruct the 1% AEP flood level.

X2 Prior to the commencement of streamworks, a Native Fish Capture and Relocation Plan must be submitted to the Council for certification. The Native Fish Capture and Relocation Plan must be prepared by a suitably qualified and experienced Freshwater Ecologist and include the following detail, but not be limited to:

- Methodologies to capture fish within the impact streams and wetland habitats, or justification there is no habitat for native fish present at the time of earthworks;
- Fishing effort;
- Details of the relocation site including habitat suitability for species being relocated and details of existing species present within the relocation site.
- Storage and transport measures including prevention of predation and death during capture;
- Euthanasia methods for diseased or pest species;
- Requiring maps showing the salvage and release site;
- Details of the salvage and relocation permit;
- Details of the supervising ecologist, and
- An accidental discovery protocol for aquatic fauna (including endangered species) which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. mudfish). This includes a protocol to implement the following actions:
 - Immediately cease streamworks (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council.
 - Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated.

- Update the NFCRP to address handling and relocation of the unexpected aquatic fauna to be submitted to Council for re-certification.
- Only re-commence the capture and relocation upon re-certification of the NFCRP.

X3 Native fish capture and relocation as set out in the certified Native Fish Capture and Relocation Plan, must only be undertaken by a suitably qualified and experienced freshwater ecologist.

X4 All pumps used to dewater the stream for any dewatering activities must have 3mm screen to prevent fish from entering the pump.

X5 The consent holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 5 days of completion of the native fish capture and relocation and upload the results into NIWA's New Zealand Native Freshwater Fish database.

X6 No machinery must enter the wetted cross-section of the bed of any stream. All machinery shall be operated (including maintenance, lubrication and refuelling) in a way, which ensures no hazardous substances such as fuel, oil, or similar contaminants are discharged. In the event that any discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of Council.

Appendix 5: Watercare letter

9th April 2025

Fennel Mason
Principal Project Lead
Planning & Resource Consents – Premium Unit
Auckland Council



Dear Fennel

**PRR00042650 –Fast-track referral application for 82 Hobsonville Road, West Harbour
Watercare application number – CON-272950**

Watercare has reviewed the Fast Track Referral Application documents in relation to Watercare's ability to provide water and wastewater services to the proposed development.

Watercare's confirmation in this letter is based on the application documents for referral to the Fast Track process as at today's date. Any amendment to the proposals set out in those documents will require further review from Watercare.

82 Hobsonville Road, West Harbour is zoned Future Urban Zone (FUZ) under the Auckland Unitary Plan – Operative in Part (AUP-OP). Under the Future Development Strategy 2023-2053 (FDS), the site is part of the Whenuapai East future urban area, which is identified as not ready for development before 2035+.

Watercare does not provide connections to sites in the FUZ. For public water and wastewater services to be provided, Watercare notes that the zone would need to be live-zoned via a Plan Change process.

If resource consent is granted through the Fast Track process, Watercare will not approve future connections under the Water Supply and Wastewater Bylaw 2015. For public water and wastewater services to be provided, Watercare notes that the zone would need to be live-zoned via a Plan Change process.

Yours faithfully,



Ameya Bhiwapurkar
Development Engineer, Developer Services
Watercare Services Limited

Appendix 6: Planning – policy advice

**Specialist Input Request Details –
Feedback to the Minister for the Environment
on consideration of a referred application**

From		Natasha Nades	
	Current Working Days	Brief sent	Specialist input due- DRAFT report only
Click or tap to enter a date.	N/A	25 March 2025	1 April 2025
Proposal		Construction of a comprehensively planned retirement village	
Site address		82 Hobsonville Point Road, West Harbour	
Applicant		Kings Heights Group Limited	
Related applications and consents (old Regional Permits, related current consents or applications)		TBC	
Link to plans and relevant information		U:\COO\Resource Consents\Digital Consents - New\Premium\H\Hobsonville Point Road Hobsonville,82 - PRR00042650\1. Lodged Documents	
Council Reference		PRR00042650	

Background and Context to Fast Track Act

The Fast-track Approvals Act 2024 (December) is the latest Fast Track Act. The Council is not the decision maker on a fast-track application (an Expert Consenting Panel is appointed by the EPA) but has a formal role to play in the process. The Council's main roles include providing written comments when invited by the EPA, assisting Panels with information and advice, and administering approved resource consents and designations (including matters such as s127 applications and environmental monitoring).

The Act at its commencement includes a number of projects agreed as 'listed projects' to follow the Fast Track Act pathway. This project is one of those.

Council's engagement and feedback on Fast Track matters will be coordinated with the involvement of CCO's through the Project Lead and, at this stage, includes:

- 1. Comments in response to an invitation to comment on substantive application lodged to the EPA and being considered by the appointed Expert Consenting Panel.*

In terms of our approach, we are seeking to take a proactive approach to identify and work through issues to secure points of agreement or positive outcomes and where matters are not supported by clear about the reasons for this.

Asset Owner / Specialist Response

From: Natasha Nades, Policy Planner, Auckland Council.

Date: 1 April 2025

Overall Summary:

Purpose

The purpose of this memo is to provide comprehensive policy comments relating to the proposed retirement village proposed at 82 Hobsonville Road, West Harbour (the “subject site”), which is presently identified within the Auckland Unitary Plan (Operative in Part) Future Urban Zone (“FUZ”).

Proposal

The pre-application seeks to consent a retirement village development consisting of approximately 354 retirement villas plus an internal café on a site with a gross site area of approximately four hectares.

The subject site is zoned FUZ, which applies to greenfield land that has been identified as suitable for urbanisation but cannot be used for urban activities until the site is rezoned accordingly. For this reason, FUZ is recognised as being a transitional zone.

The site extent and zone map is provided below in Figure 1, while Figure 2 illustrates the concept plan for the retirement village proposed at the subject site.

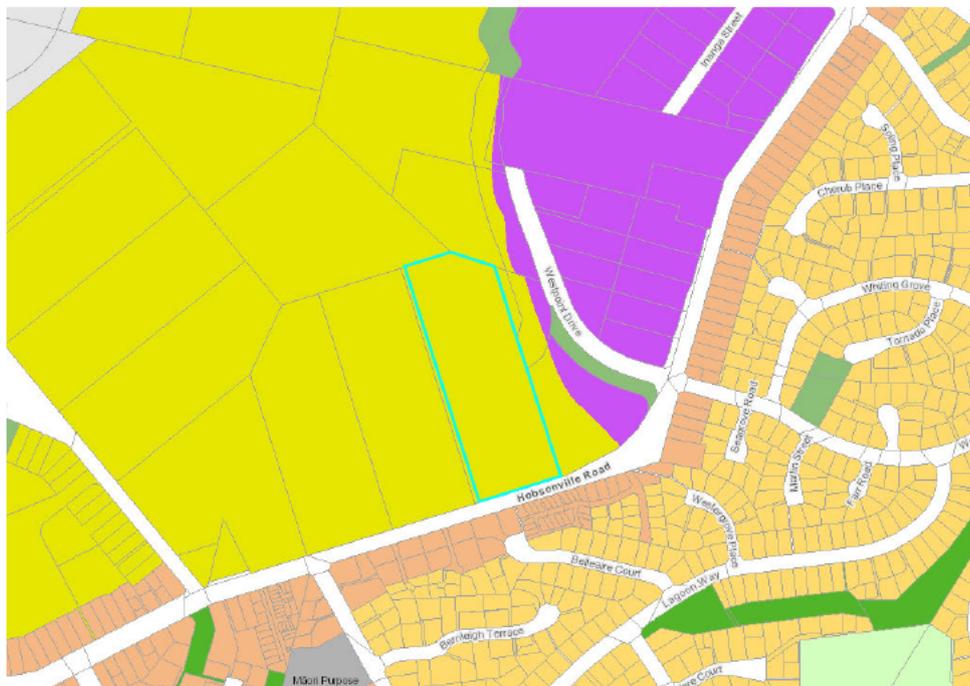


Figure 1: Subject site zoned Future Urban Zone under the Auckland Unitary Plan(Operative in Part) (Source: Auckland Council Unitary Plan maps)



Figure 2: Site plan (Source -Architectural plans from applicant)

Auckland Council Strategic documents

Future Development Strategy 2023 – 2053

Auckland Council’s Future Development Strategy 2023 - 2053 (FDS) promotes integrated, long-term strategic planning to set a high-level vision for accommodating urban growth and identifying strategic priorities for development-related decisions. The subject site is within the Westgate Node (refer Appendix 5 of the FDS) and Whenuapai East in Appendix 6 of the FDS, which has been identified as being suitable for development from 2035 onwards and where the following infrastructure prerequisites are completed:

- Brigham Creek Road upgrade;
- SH16 to SH18 connections;
- Hobsonville Road Upgrade;
- Provision of Upper Harbour(SH18) Rapid Transit;
- Delivery of Whenuapai Wastewater Package 2(Southern portion only);
- Delivery of Trig Road Water Reservoir; and
- Delivery of the North Harbour No.2 Watermain Project.

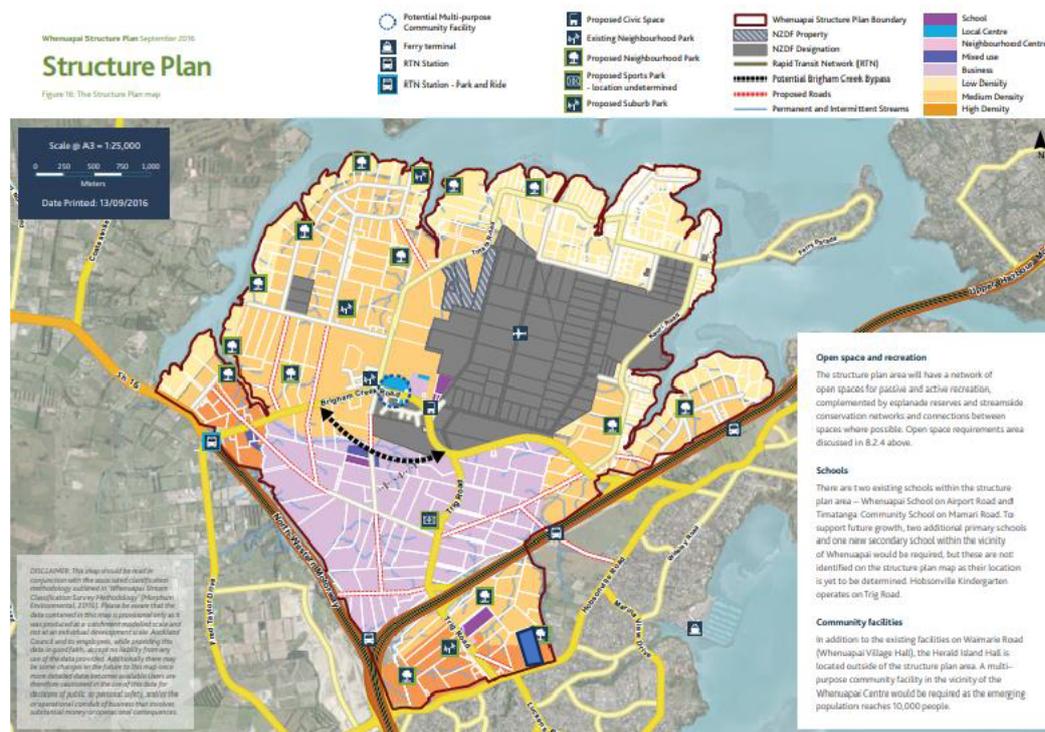
As the proposal will reflect an ‘out of sequence’ development of the site, it will be critical for the applicant to demonstrate the appropriateness of the proposal proceeding ahead of any of the incomplete infrastructure projects.

Whenuapai Structure Plan 2016

The Whenuapai Structure Plan 2016 (“WSP”) is relevant to this application and is a matter the applicant should have regard to as an “other matter” under s104(1)(c) of the Resource Management Act 1991 (“RMA”). It is worth noting that the WSP is in the process of being updated to align with current policies (e.g. the NPS-UD and FDS). The updating of the WSP is not anticipated to be approved until mid – 2025. For this reason, only the WSP 2016 can be considered as part of this assessment.

The WSP covers an area of approximately 1500ha to the north of Hobsonville Road and to the east of the north-western motorway through to the coast of the Upper Waitemata Harbour. At a high level the WSP identifies future urban growth areas surrounding Whenuapai. Mapped features - including zoning, roads, parks etc are indicated and are expected to be refined through processes, such as Plan Changes and Notices of Requirement. However, structure plans do provide direction to guide and inform those processes.

Figure 3 illustrates the extent of the WSP and indicative land uses, with the location of the subject site indicated in light blue.



The key vision set out in the WSP is;

Whenuapai is a liveable, compact and accessible place with high quality residential and employment opportunities. It makes the most of its extensive coastline, is well connected to the wider Auckland Region, and respects the cultural and heritage values integral to its distinctive character.

In my view, the proposal does not contribute to the key vision of the WSP and is not reflective of ‘A well - connected Whenuapai’. I have significant concerns regarding the

current state of transport connectivity and infrastructure integration, which directly impact the liveability and accessibility for the residents within the retirement village to the wider Auckland Region. The proposal will reflect an 'out of sequence' development of the site with the proposal proceeding ahead of any of the incomplete infrastructure projects, identified in the FDS.

While medium residential development is envisaged for Whenuapai East within the WSP, the proposed retirement village, consisting of 324 villas (equivalent to 90 dwellings per hectare as per the applicant), does not align with intended medium residential development.

A retirement village is sensitive to aircraft noise (engine testing, arriving and departing aircraft) and noise as defined in chapter J of the AUP. This proposal may give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure and when urban development occurs.

Strategic context

The Auckland Plan

The Auckland Plan sets the long-term strategic direction for Auckland and integrates social, economic, environmental and cultural objectives.

National Policy Statement for Urban Development – 2020

The NPS-UD sets out to provide “...*well-functioning urban environments that enable all people and communities that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*”⁶ The NPS-UD also recognises that “...urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.”

I have reservations that this proposal does not integrate the provision for necessary infrastructure or integrate with possible adjoining future land uses. This proposal has been treated as an isolated part of the wider urban area expected in Whenuapai East and will only deliver connectivity benefits to the residents of the retirement village.

The Auckland Unitary Plan (Operative in Part)

The Auckland Unitary Plan (Operative in Part)(“AUP”) provides the regulatory framework for managing Auckland’s natural and physical resources while enabling growth and development and protecting matters of national importance.

Most land within the WSP is zoned FUZ, a transitional zone which is applied to greenfield land suitable for urbanisation.

Regional Policy Statement – B2 – Urban growth and form

Regional Policy Statement within the AUP sets out the overall strategic framework and is intended to give effect to the Auckland Plan.

Future Urban Zone

The FUZ is described in the AUP as follows:

H 18.1 Zone description

The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

Chapter B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form of the Regional Policy Statement (“RPS”) sets out the strategic framework for the FUZ, promoting orderly urban development through structure planning.

Policies B2.2.2(2)(f), B2.2.2(3), and B2.2.2(8) require development to follow a structure plan and plan change process for urbanisation. Policy B2.2.2(8) mandates that FUZ land is used for rural activities until rezoned.

A retirement village is defined as integrated residential development in chapter J of the AUP as residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.

Integrated residential development is not provided for in the FUZ activity table H18.4. This proposal will be considered pursuant to rule Table H18.4.1(A28) Dwellings that do not comply with Standard H18.6.8 which is a non-complying activity.

B2.2.2 Policies

(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.

(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.

The RPS provisions above are reflected in the FUZ’s objectives and policies, which seek to utilise the FUZ land for rural purposes until a plan change process has occurred. The following objectives and policies for the FUZ are relevant to this application:

H18.2 Objectives

(1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.

(2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.

(3) Future urban development is not compromised by premature subdivision, use or development.

(4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.

H18.3 Policies

(1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).

(3) Require subdivision, use and development to maintain and complement rural character and amenity.

(4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.

(5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation.

(6) Avoid subdivision, use and development of land that may result in one or more of the following:

(a) structures and buildings of a scale and form that will hinder or prevent future urban development;

(b) compromise the efficient and effective operation of the local and wider transport network;

(c) require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;

(d) inhibit the efficient provision of infrastructure;

(e) give rise to reverse sensitivity effects when urban development occurs;

(f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure;

(g) undermine the form or nature of future urban development.

Chapter B2.2 anticipates a plan change process to enable urbanisation to occur.

With regard to the operative provisions, the proposal does not give effect to Policies B2.2.2(2)(f), B2.2.2(3), and B2.2.2(8) of the RPS, or Policies H18.3(1), H18.3(3), H18.3(4), H18.3(5), and H18.3(6) of the FUZ.

Assessment

These objectives and policies aim to maintain rural character and avoid land-use conflicts until urban zoning is applied. Non rural development of FUZ land is not envisaged. The proposal prematurely urbanises FUZ land without undergoing the required plan change process, effectively using the land for a purpose not anticipated not provided for, bypassing

the plan change requirement and reflecting an outcome contrary to the AUP provisions for the FUZ.

The application also does not give effect to Policy B2.2.2(8), which seeks to enable rural activities on FUZ land until urban zoning is applied. The proposed residential development is not a rural activity and thus conflicts with this policy. Urbanisation of the site will mean the site cannot be used and developed to achieve the objectives of the Rural – Rural Production Zone, as anticipated by Objective H18.2(1) and Policy H18.3(1) of the FUZ.

Until a plan change has been made operative, there are no urban provisions applicable to manage the effects of the development on the subject site and the surrounding FUZ land. Objective H18.2(4) states that urbanisation should be avoided until urban zoning is applied, Policy H18.3(3) requires developments to maintain rural character and amenity, and Policy H18.3(5) prevents the establishment of more than one dwelling on a site. The purpose of this objective and associated policies is to manage ad-hoc urban development outcomes and ensure greater integration with surrounding sites and infrastructure.

I therefore consider that this application does not give effect to Objectives H18.2(1), H18.2(2), H18.2(3), H18.2(4) and Policies H18.3(1), H18.3(3), H18.3(4), H18.3(5) and H18.3(6) of the FUZ.

Additionally, the RMA enables zones for specific land uses under s9; and this development proposes urban uses within a zone not intended for such purposes. This raises concerns about effectively managing land use in the future, even if the current resource consent application is approved.

With regard to urban activities within the FUZ, the High Court case between Auckland Council and Matvin Group Limited and Maraetai Land Development¹ specifically addresses this. The High Court considered, in their decision, that the Expert Consenting Panel had erred in law by approving resource consents for the Botanic Riverhead development in the FUZ under the FCTA process. The decision in the Matvin Case is relevant to this application because it is for a consent in the Future Urban Zone which went through the Fast Track Process.

Paragraphs 30-38 of this decision discuss the purpose of the FUZ and the land use activities anticipated by its objectives and policies, with Paragraphs 34-38 noting the following:

[34] Looking then to the policies of the FUZ, the only development specifically allowed is development which supports the policies of the Rural – Rural Production Zone unless that development is inconsistent with policies H18.3(2) to (6), (H18.3(1)). Policy H18.3(3) requires development to maintain and compliment rural character and amenity. Policy H18.3(5) prevents the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers’ accommodation. Finally, Policy H18.3(6) requires the avoidance of development of land that may result in one or more of seven specified results, one of which is to undermine the form or nature of future urban development.

[35] Again, quite strong words are used – “require”, “avoid” and “prevent”.

¹ Auckland Council v Matvin Group Limited [2023] NZHC 2481 [6 September 2023]

[36] In interpreting the FUZ provisions, it is not a question of weighing up the various objectives and policies for and against urban development. There are no provisions specifically allowing urban development.

[37] Here I agree with the dissenting opinion of the Panel Member, Dr Lee Beatie, when he states:

This policy framework(Objectives and policies) sets a very high threshold test of “avoiding” urbanisation until these issues can be appropriately addressed. In my view the current proposal represents ad-hoc development,(non – sequenced and un-funded urban growth)which pre-determines the most appropriate form of urban growth for the site and the wider Riverhead area as a whole, thereby being contrary to both the intent and actual wording of the District Plan section of the AUP(Operative in Part) and therefore failing toe ‘policy ’gateway test at s104D.

[38] I am therefore persuaded that the Panel made an error of law in finding that the overall purpose of the FUZ was to preclude activities that may compromise future urban development. The overall purpose of the FUZ is as a holding zone and to provide a transition from rural to urban use and development. The zone recognises the need for comprehensive and intentional design for soon-to-be urban areas. Until rezoned urban, the primary set of activities that are to occur in the FUZ are rural.

I also note a similar residential development which is the recently operative Plan Change 86 located at 41 – 43 Brigham Creek Road in Whenuapai. This plan change anticipates approximately 250 dwellings, mainly two storey semi-detached houses. I see no resource management reason why the subject site is not a viable candidate for a private plan change, and so the issues for this development on FUZ land, that I describe in terms of RPS and FUZ objectives and policies above, can be avoided or mitigated, and an appropriate resource management policy and rule framework can be applied to this site.

Conclusion

In my view, the proposal bypasses the AUP’s rezoning and structure plan stages, by proposing a retirement village where AUP provisions for urban development are not yet developed.

The nature of the FUZ objectives and policies are to enable rural use of the land until a site has been through the RMA plan change process. The FUZ does not contain any provisions specifically allowing urban development and is therefore not an efficient and effective zone for these types of development until the site is re-zoned for urban purposes (e.g. consents required for things such as infringement of FUZ yards).

I consider that the proposed activity is inconsistent with Parts 2, 3 and 6 of the RMA, which enables zones for specific land uses; and this development proposes urban uses within a zone not intended for such purposes. This raises concerns about effectively managing land use in the future, even if the Fast Track application is approved. I therefore consider that it is not appropriate for this development to occur in the FUZ, ahead of a structure plan and plan change process.

In my view, this proposal does not deliver a nationally significant benefit in accordance with s3 of the Fast – track Approvals Act 2024.

In terms of a significant regional benefit (also included in the purpose of the Fast – track Approvals Act 2024), the number of dwellings, while being substantial, is not regionally significant in the context of residential land development in Auckland. Auckland Council has processed numerous private plan change applications are proposing residential yields that number in the thousands.



Natasha Nades

Policy Planner

Regional, North ,West and Islands

Planning and Resource Consents