

FTC#103: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act – Stage 2 decisions:

Application 2021-066 Te Tauoma Stage 1B

Date Submitted:	9 December 2021	Tracking #: BRF-920	
Security Level	In-Confidence	MfE Priority:	Urgent
To Hon David Parker, Minister for the Environment		Action sought:	Response by:
		Decisions on recommendations	TBA
Actions for Minister's Office Staff	Return the signed briefing to MfE.		
Number of appendices: 6	Appendices: 1. Te Tauoma Stage 1B application documents 2. Stage 1 Briefing Note and decisions 3. Statutory framework for making decisions 4. Draft Notice of Decisions letter to Shundi Tamaki Village Limited 5. Section 17 Report 6. Comments received from Ministers, Auckland Council, Auckland Transport and Watercare Services Limited		

Ministry for the Environment contacts

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FTC#103: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act – Stage 2 decisions

Key Messages

1. This briefing relates to the application received under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) from Shundi Tamaki Village Limited for referral of the Te Tauoma Stage 1B project (the Project) to an expert consenting panel (a panel). A copy of the application is in Appendix 1.
2. This is the second briefing relating to this application. The first (Stage 1) briefing (BRF-772) with your initial decisions annotated is in Appendix 2.
3. The Project is located at 261 Morrin Road, St Johns, Auckland. It is the first component of the wider Te Tauoma multi-stage mixed-use residential, commercial and retail development proposed on the former University of Auckland Tāmaki Campus. The Project is to demolish existing buildings and establish the following development in the western part of the Te Tauoma site:
 - a. two residential buildings approximately 14 and 18 storeys high respectively, comprising approximately 191 residential units
 - b. a podium surrounding the buildings, which:
 - i. overlies a single-level basement parking area
 - ii. provides a platform for communal outdoor courtyards for residents' use, vehicle and pedestrian accessways and public open space
 - c. associated infrastructure including three-waters services.
4. The Project will involve activities such as:
 - a. demolishing existing buildings
 - b. earthworks (including disturbance of contaminated soil)
 - c. discharging stormwater and contaminants to water and land
 - d. constructing two residential buildings and associated facilities, including a podium and basement parking area
 - e. constructing infrastructure for three-waters services
 - f. constructing vehicle access, loading and parking areas, roading and pedestrian accessways
 - g. developing land for public and residents' use including by landscaping and planting
 - h. any other activities that are –
 - i. associated with the activities described in a to g
 - ii. within the scope of the Project as described in paragraph 3.
5. Three mixed-use (residential and commercial) buildings and a carpark adjoining the Project which have already been consented under Resource Management Act 1991 (RMA) (as Stage 1A) will be constructed concurrently with the Project.
6. The Project will require land use consents under the Auckland Unitary Plan (AUP) and the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS).

7. The Project site is in the Business – Mixed Use Zone and is in the Tāmaki Precinct under the AUP. The Project requires consent for restricted discretionary activities including building height greater than permitted standards.
8. We recommend you accept the referral application under section 24 of the FTCA and refer the Project to a panel for fast-track consenting. We seek your decision on this recommendation and on our recommendations on directions to the applicant and a panel, and notification of your decisions.

Assessment against Statutory Framework

9. The statutory framework for your decision-making is set out in Appendix 3. You must apply this framework when you are deciding whether or not to accept the application and when deciding on any further requirements or directions associated with Project referral.
10. Before accepting the application, you must consider the application and any further information provided by the applicant (in Appendix 1), the Section 17 Report (in Appendix 5) and comments from Ministers, Auckland Council, Auckland Transport and Watercare Services Limited (Watercare) (in Appendix 6). Following that, you may accept the application if you are satisfied that it meets the referral criteria in section 18 of the FTCA. We provide our advice on these matters below.
11. We have also considered if there are any reasons for declining the Project, including the criteria in section 23(5) of the FTCA, and provide our advice on these matters to assist your decision-making.

Further information provided by applicant

12. In response to a request under section 22 of the FTCA the applicant provided further information on a number of matters including clarification of the following:
 - a. consents required for the Project, including whether the Project involves unit title subdivision
 - b. any decision made by Auckland Council on notification and/or affected persons for the Project
 - c. economic benefits of the Project
 - d. land interests on the Project site.
13. This information was taken into account in the analysis and advice provided in the first briefing.

Section 17 Report

14. The Section 17 Report indicates that there are 17 iwi authorities, seven Treaty settlements and 13 Treaty settlement entities relevant to the Project area.
15. The Tūpuna Maunga Maungarei/Mt Wellington lies approximately 700 metres south of the Project site. Under the Treaty settlement with Ngā Mana Whenua o Tāmaki Makaurau, the maunga is vested in the Tūpuna Taonga o Tāmaki Makaurau Trust and the Tūpuna Maunga Authority is responsible for its day-to-day administration and management. Should you decide to refer the Project, a panel would be required to invite comment from both bodies (as

relevant Treaty settlement entities) and they would be able to advise on the significance of any effects of the proposed Project on the Maungarei/Mt Wellington.

Comments received

16. Comments were received from s 9(2)(f)(ii), s 9(2)(g)(i), Auckland Council, and Auckland Transport. The key points of relevance to your decision are summarised in Table A.
17. s 9(2)(f)(ii), s 9(2)(g)(i)
Auckland Council all supported Project referral.
18. s 9(2)(f)(ii), s 9(2)(g)(i)
Auckland Transport and Watercare did not oppose Project referral.
19. s 9(2)(f)(ii), s 9(2)(g)(i)
.
20. No significant issues or concerns relevant to your decision on Project referral were raised in the comments received. Auckland Council and Auckland Transport noted several reports and assessments that would normally be required for a project of this type in this area. We consider that these are generally covered by the requirements of clause 9 Schedule 6 of the FTCA but recommend you require the applicant to submit to a panel certain specific information, as detailed in Table A, to assist a panel with timely consideration of the application.

Section 18 referral criteria

21. You may accept the application for Project referral if you are satisfied that the Project does not include ineligible activities (section 18(3)) and will help to achieve the purpose of the FTCA (section 18(2)).
22. We confirm that the Project does not include ineligible activities, and therefore meets the requirements of section 18(3) of the FTCA, as explained in Table A.
23. The matters that you may consider when deciding if a project will help achieve the purpose of the FTCA are in Section 19 of the FTCA. Our assessment of these matters is summarised in Table A. We confirm that the Project will help to achieve the purpose of the FTCA, and thus meet the requirements of section 18(2) as it has the potential to:
 - a. generate employment by providing approximately 897 direct full-time equivalent jobs over the Project construction period
 - b. increase housing supply through provision of approximately 191 residential units
 - c. contribute to a well-functioning urban environment through the provision of a variety of housing types with on-site amenities in a location that has good access to work places, community services, existing and planned public transport, and natural and open spaces
 - d. progress faster than would otherwise be the case under standard Resource Management Act 1991 processes, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

24. We consider that any actual and potential effects arising from the Project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the RMA and the purpose of the FTCA.

Issues and Risks

25. Even if the Project meets the referral criteria in section 18 of the FTCA, section 23(2) of the FTCA permits you to decline to refer the Project for any other reason.

Section 23 FTCA matters

26. Section 23(5) of the FTCA provides further guidance on reasons to decline an application, and a summary of our analysis of these matters is in Table A. Note that you may accept an application even if one or more of those reasons apply.
27. The Project overall has restricted discretionary status as the proposed buildings will be up to 45 and 62 metres high respectively (21 and 38 metres above permitted standard). The Project otherwise generally aligns with the Tāmaki Precinct's objectives, and no concerns have been raised about the proposed density of the Project. Further, Auckland Council broadly supports the Project from an urban design perspective due to the Project's strategic location and absence of sensitive adjoining land users, which enables the proposed scale and form of the Project.
28. The proposed building heights are not a reason to decline project referral as we consider any adverse effects resulting from the building heights, as well as the Project's ability to achieve sustainable management outcomes, in this particular context, are matters that can be appropriately considered by a panel in a merits-based assessment under the FTCA processes.

Conclusions

29. We do not consider there are any substantive reasons for you to decline to refer the Project. We consider that you could accept the application under section 24 of the FTCA and that all of the Project could be referred to a panel.
30. If you decide to refer the Project, we consider you should specify under section 24(2)(d) of the FTCA that the applicant must provide the following information, additional to the requirements of clause 9 of Schedule 6 of the FTCA, in an application submitted to a panel (and as detailed in Table A):
- a. a three-waters infrastructure capacity assessment
 - b. a construction management plan
 - c. a landscape and visual assessment
 - d. an integrated transport assessment
 - e. the appropriate site investigation report required to meet the requirements of the NES-CS.
31. If you decide to refer the Project we consider you should specify under section 24(2)(e) of the FTCA that a panel must invite comments on a consent application from Ngāti Koheriki Claims Committee, as the representative body for Ngāti Koheriki, whose area of interest includes the Project site.

32. We consider if you decide to refer the Project, the application and notice of decisions should also be copied to Ngāti Koheriki Claims Committee, as requested by the s 9(2)(f)(ii), s 9(2)(g)(i)
33. Our recommendations for your decisions follow.

Next Steps

34. You must give notice of your decisions on the referral application, and the reasons for them, to the applicant and the persons, entities and groups listed in section 25 of the FTCA.
35. We have attached a notice of decisions letter to the applicant based on these requirements and our recommendations (refer Appendix 4). We will assist your office to give copies to all relevant parties.
36. To refer the Project, you must recommend that a referral order be made by way of an Order in Council (OIC).
37. Cabinet has agreed that you can issue drafting instructions to the Parliamentary Counsel Office without the need for a policy decision to be taken by Cabinet in the first instance.¹

¹ Following the first OIC, the Minister for the Environment (and Minister of Conservation for projects in the Coastal Marine Area) can issue drafting instructions directly to the Parliamentary Counsel Office. Cabinet has also agreed that a Regulatory Impact Assessment is not required for an OIC relating to projects to be referred to a panel [ENV-20-MIN-0033 and CAB-20-MIN-0353 refer].

Recommendations

1. We recommend you:

- a. **Note** section 23(1) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) requires you to decline this application for referral unless you are satisfied that the Project meets the referral criteria in section 18 of the FTCA, including that it would help to achieve the FTCA's purpose.
- b. **Note** when assessing whether the Project would achieve the FTCA's purpose, you may consider a number of matters under section 19, including the Project's economic benefits and costs, and effects on social or cultural well-being; whether it may result in a public benefit (such as generating employment or increasing housing supply) and also whether it could have significant adverse effects.
- c. **Note** before deciding to accept the application for Project referral under section 24(1) of the FTCA you must consider:
 - i. the application
 - ii. the report obtained under section 17 of the FTCA
 - iii. any comments and further information sought and provided within the required timeframe.
- d. **Note** if you are satisfied that all or part of the Project meets the referral criteria in section 18 of the FTCA you may:
 - i. refer all or part of the Project to an expert consenting panel (a panel)
 - ii. refer the initial stages of the Project to a panel while deferring decisions about the Project's remaining stages
 - iii. still decline the referral application for any reason under section 23(2) of the FTCA.
- e. **Note** if you do refer all or part of the Project you may:
 - i. specify restrictions that apply to the Project
 - ii. specify the information that must be submitted to a panel
 - iii. specify the persons or groups from whom a panel must invite comments
 - iv. set specific timeframes for a panel to complete their process.
- f. **Agree** the Project meets the referral criteria in section 18(3) of the FTCA.
- g. **Agree** the Project will help achieve the purpose of the FTCA (and therefore meets the referral criteria in section 18(2) of the FTCA) as it has the potential to:
 - i. generate employment by providing approximately 897 direct full-time equivalent jobs over the Project construction period
 - ii. increase housing supply through provision of approximately 191 residential units
 - iii. contribute to a well-functioning urban environment through the provision of a variety of housing types with on-site amenities in a location that has good access to work places, community services, existing and planning public transport, and natural and open spaces

Yes/No

- iv. progress faster than would otherwise be the case under standard Resource Management Act 1991 processes, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.
- Yes/No
- h. **Agree** to refer all of the Project to a panel
- Yes/No
- i. **Agree** to specify under section 24(2)(d) of the FTCA the following additional information that the applicant must submit with any resource consent application lodged with the Environmental Protection Authority:
- i. an assessment of –
 - 1. the existing condition and capacity of the relevant three-waters services infrastructure
 - 2. any upgrades to that infrastructure that are required to service the Project
 - ii. a stormwater assessment and a stormwater management plan, including an assessment of how the Project will meet the requirements of the Auckland Council's Regionwide Stormwater Network Discharge Consent (DIS60069613)
 - iii. a draft construction management plan for the Project site that covers matters such as construction traffic, dust, noise, site stability and erosion and sediment control
 - iv. a landscape and visual assessment of the Project that includes an assessment of the effects on the visual quality and amenities of the surrounding landscape, including Maungarei/Mount Wellington
 - v. details of any privately-owned infrastructure and open spaces, that covers –
 - 1. who owns it, including any body corporate or other management structures
 - 2. who has responsibility for its ongoing maintenance
 - vi. an integrated transport assessment, including –
 - 1. an assessment of how the Project will support public modes of transport and active modes of transport (such as cycling and walking)
 - 2. an assessment of the Project's effects on the transport network, including traffic safety issues during and after construction
 - 3. details of any proposed pedestrian crossings
 - vii. in relation to the land in the project site, a report on a preliminary site investigation and, if required, on a detailed site investigation, within the meaning of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, that shows how the requirements of those regulations will be met
- Yes/No
- j. **Agree** to specify under section 24(2)(e) of the FTCA that a panel must invite comments from Ngāti Koheriki Claims Committee as an additional group.
- Yes/No
- k. **Agree** to copy the application and notice of decisions to Ngāti Koheriki Claims Committee.

Yes/No

- l. **Agree** to the Ministry for the Environment issuing drafting instructions to the Parliamentary Counsel Office for an Order in Council to refer Te Tauoma Stage 1B Project to a panel in accordance with your decisions recorded herein.

Yes/No

- m. **Sign the attached (Appendix 4)** notice of decisions to Shundi Tamaki Village Limited

Yes/No

- n. **Note** that to ensure compliance with section 25(3) of the FTCA, you must ensure that the decisions, the reasons, and the Section 17 Report are published on the Ministry for the Environment's website. We will work with your office to complete this task.

Signatures



Manager – Fast-track Consenting

Date: 9 December 2021

Hon David Parker
Minister for the Environment

Date

Table A: Stage 2 - Project Summary and Section 24 Assessment

Project details	Project description	Does all or part of the Project meet the referral criteria in section 18?		Summary of comments received	Section 23 assessment – potential reasons for declining	Referral conclusions & recommendations
		Project eligibility for referral (section 18(3a - d))	Section 18(2) - Does the Project help achieve the purpose of the FTCA (as per section 19)?			
Project name Te Tauoma Stage 1B Applicant Shundi Tamaki Village Limited c/- Tattico Limited Location 261 Morrin Road, St Johns, Auckland	The Project is to establish a residential development that includes: a. two residential buildings approximately 14 and 18 storeys high respectively, comprising approximately 191 residential units b. communal outdoor courtyards for residents' use c. a podium which overlies a single-level basement parking area d. vehicle and pedestrian accessways and public open space e. associated infrastructure including three-waters services. The Project will involve activities such as: a. demolishing existing buildings b. earthworks (including disturbance of contaminated soil) c. discharging stormwater and contaminants to water and land d. constructing two residential buildings and associated facilities, including a podium and basement parking area e. constructing infrastructure for three waters services f. constructing vehicle access, loading areas, parking areas, roading and pedestrian accessways g. developing land for public and residents' use	The Project is eligible under section 18(3)(a-d) as: - it does not include any prohibited activities - it does not include activities on land returned under a Treaty settlement - it does not include activities in a customary marine title area or a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	Economic benefits for people or industries affected by COVID-19 (19(a)) The applicant estimates that the Project will provide: - approximately 897 direct full-time equivalent (FTE) jobs over the four years of the Project - approximately 2,394 indirect FTE jobs over the four years of Project construction - approximately \$54 million direct value to GDP. Economic costs for people or industries affected by COVID-19 (19(a)) N/A. Effect on the social and cultural well-being of current and future generations (19(b)) The applicant considers that the Project will provide for the social and cultural wellbeing of current and future generations as it will: - provide additional housing in an area with an identified need - provide employment - contribute to cultural wellbeing by providing mana whenua a direct line of input into the Project through a Mana Whenua Forum, a Mana Whenua Design Team and a mana whenua review and advisory role. Is the Project likely to progress faster by using this Act? (19(c)) The applicant considers that the fast-track process will allow the Project to progress approximately 12 months faster than under standard RMA processes, due to the likelihood of notification and a hearing, and potential for appeals under the standard processes.	Ministers s 9(2)(f)(ii), s 9(2)(g)(i)	Section 23(5) matters: Insufficient information (23(5)(a)) The applicant has provided sufficient information for you to determine whether the Project meets the criteria in section 18 of the FTCA. More appropriate to go through standard RMA process (23(5)(b)) We do not consider it would be more appropriate for all or part of the Project to proceed through the standard consenting processes under the RMA. Inconsistency with a national policy statement (23(5)(c)) We do not consider the Project is inconsistent with any relevant national policy statements. Inconsistent with a Treaty settlement (23(5)(d)) Project referral is not inconsistent with any Treaty settlement provided a panel gives appropriate consideration to any significant effects on the nearby tūpuna maunga (Maungarei/Mt Wellington) that may be identified through its assessment of the Project's consent applications under the FTCA. Involves land needed for Treaty settlements (23(5)(e)) The Project site does not include any land needed for Treaty settlement purposes. Applicant has poor regulatory compliance (23(5)(f)) Auckland Council noted that Shundi Tamaki Village Limited was issued an abatement notice on 7 September 2020, which was	s 9(2)(f)(ii), s 9(2)(g)(i) s 9(2)(f)(ii), s 9(2)(g)(i) s 9(2)(f)(ii), s 9(2)(g)(i)
						We note that Auckland Council's comments are somewhat contradictory in supporting Project referral while expressing concerns about potential

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		Project eligibility for referral (section 18(3a - d))	Section 18(2) - Does the Project help achieve the purpose of the FTCA (as per section 19)?			
	including by landscaping and planting h. any other activities that are: i. associated with the activities described in paragraphs 'a' to 'g' ii. within the Project scope.		Will the Project result in a public benefit? (19(d)) Based on the information provided, we consider that the Project may result in the following public benefits: • generation of employment by providing approximately 897 direct FTE jobs and 2,394 indirect jobs over the four years of Project construction period • increase housing supply by providing approximately 191 residential units • contribute to a well-functioning urban environment through the provision of a variety of housing types, and good accessibility to jobs, community services and natural and open spaces. Potential to have significant adverse environmental effects, including greenhouse gas emissions (19(e)) The Project has the potential for adverse environmental effects including: • temporary construction effects • traffic effects • effects on landscape, visual character and amenity • effects on cultural values • stormwater contamination effects and necessary land/soil remediation. The Te Tauoma development site falls within two natural heritage overlays under the AUP for regionally and locally significant volcanic viewshafts and height sensitive areas. The urban design assessment included in the application documents notes that the Project (Stage 1B) is located out of the viewshafts. The applicant notes that technical experts have been engaged and completed a range of assessments that are available on request. The applicant considers that with appropriate management and mitigation the Project will not result in significant adverse environmental effects. We note that you do not require a full assessment of environmental effects and supporting evidence to make a referral	s 9(2)(f)(ii), s 9(2)(g)(i) [Redacted] Local authorities Auckland Council generally supported Project referral, noting no significant concerns with the Project, and made the following key points: • the Council has been in regular communication and discussion with the applicant related to the re-development of the Tamaki Precinct, more recently centred around the consenting of Stages 1A and 1B of the Te Tauoma development • the Precinct adjoins two important future infrastructure projects by Auckland Transport, and there are no issues in terms of how these different projects interact and align with the Stage 1B development (the Project) • the Council broadly supports the Project from an urban design perspective, based on the strategic location and absence of adjoining land uses, which enables the scale and form of development, although it is noted that the Project is likely to result in significant adverse landscape and visual effects, primarily in relation to the maintenance of visual integrity for Maungarei/Mt Wellington within the localised landscape • there is a level of concern and recognition regarding the height infringement proposed by the Project, although it is noted that this prominence does not necessarily equate to significant adverse effects and should always be assessed in the context of the relevant policies of the Tamaki Precinct and Business – Mixed Use Zone of the AUP. In this specific policy and planning context, the Council supports the consideration of the Project under the FTCA • The Orakei Local Board opposed the use of the FTCA process, however Auckland Council confirmed its position that it is appropriate to consider the Project under the FTCA. Auckland Council noted several reports which would normally be required for an application of this nature in this area, including on: landscape, traffic, wind, urban design, geotechnical effects, acoustics and contamination related information. We consider that these are generally covered by the requirements of clause 9 Schedule 6 of the FTCA but have taken this list into account in our referral conclusions and recommendations. Auckland Council's response included comments from their Council-controlled organisations and asset owners Healthy Waters, Watercare Services Limited (Watercare) and Parks Planning.	complied with on 11 January 2021. We do not consider that this provides sufficient reason to conclude the applicant has a poor history of regulatory compliance. Insufficient time for the Project to be referred and considered before FTCA repealed (23(5)(g)) There is sufficient time for the application to be referred and considered before the FTCA is repealed. Other issues & risks: The proposed buildings exceed zone standards (proposed up to 45 and 62 metres high, with 24 metres permitted) relating to height under the AUP. However, the Project has overall restricted discretionary activity status and therefore any adverse effects resulting from the height of the Project, as well as the Project's ability to achieve sustainable management outcomes, are matters that can be considered by a panel in a merits-based assessment.	significant adverse effects associated with the proposed height of the Project. However, we consider that any adverse landscape effects can be adequately assessed by a panel, aided by the applicant's provision of a visual and landscape assessment required under section 24(2)(d) of the FTCA. We agree with Auckland Transport's request for the applicant to be required to submit to a panel an integrated transport assessment. There are no substantive reasons to decline to refer the Project. We recommend that you accept the application under section 24 of the FTCA and refer all of the Project to a panel. We recommend you direct a panel to invite comments from Auckland Transport We also recommend that you require the applicant to submit the following information with any consent application lodged with the Environmental Protection Authority: • an assessment of – i. the existing condition and capacity of the relevant three-waters services infrastructure ii. any upgrades to that infrastructure that are required to service the Project • a stormwater assessment and a stormwater management plan, including an assessment of how the Project will meet requirements under the Network Discharge Consent (DIS60069613) • a draft construction management plan for the Project site that covers matters such as construction traffic, dust, noise, site stability, and erosion and sediment control • a landscape and visual assessment of the Project that includes an assessment of the effects on the visual quality and amenities of the

Project details	Project description	Does all or part of the Project meet the referral criteria in section 18?		Summary of comments received	Section 23 assessment – potential reasons for declining	Referral conclusions & recommendations
		Project eligibility for referral (section 18(3a - d))	Section 18(2) - Does the Project help achieve the purpose of the FTCA (as per section 19)?			
			decision, and that a panel will consider the significance of effects should the Project be referred. Other relevant matters (19(f)) Stage 1A of the Te Tauoma development is already consented, however the applicant has advised they will not construct Stage 1A until Stage 1B is consented, to ensure the development's overall design philosophy can be achieved. The applicant lodged a resource consent application for the Project with Auckland Council in December 2020, prior to the decision to seek consent under the FTCA. The applicant advises that they requested Auckland Council publicly notify the application, but this has not yet occurred and the application is now on hold (at the applicant's request) pending your referral decision. Upon completion, the entire Te Tauoma development will include approximately 1,500 households, 11,000 square metres of commercial space and 3,000 square metres of retail and food services. The Project site is subject to a number of easement instruments, land covenants and consent notices, recorded on records of title 944251 and 944253. The applicant has engaged legal advice and commented that none of these instruments will prevent, limit or delay Project delivery.	Healthy Waters considered that the site is generally well-serviced for stormwater infrastructure. Healthy Waters noted that they will be required to authorise a stormwater management plan, as the development is proposing to connect to the public stormwater network and vest new infrastructure with Auckland Council. Watercare Services Limited (Watercare) noted that under the approved Resource Consent to Auckland Council for Stage 1A of the Te Tauoma development, Watercare confirmed there is sufficient capacity in the water and wastewater networks to service Stage 1B of the development (the Project). Parks Planning considered that the development could be suitable from a Parks Planning perspective, and noted that shading, bulk and dominance effects on nearby parks Colin Madden Park and Morrin Reserve are not a major concern. Parks Planning recommended that, should the Project be referred, the application for resource consents addresses the following: • further information on the body corporation and management/maintenance responsibilities that will be across areas able to be accessed by the public • confirmation of the mechanisms which will be used to allow public access within the site and how the public users will identify the site as privately managed • plans of any proposed pedestrian crossings across Morrin Road. Auckland Transport requested that if the Project is referred, the applicant be required to provide an integrated transport assessment which includes assessment of the following key areas: • transportation effects of the development, consideration of measures to reduce travel demand, how to utilise the existing network more efficiently, and encouragement of other modes • consideration of cyclist and pedestrian safety • clear identification of how the required transport infrastructure is being provided to ensure certainty that the development will meet its network demands. All responses received by parties invited to comment are attached at Appendix 6.		surrounding landscape, including on views to Maungarei/Mount Wellington • details of any privately-owned infrastructure, including open spaces, that covers – i. who owns it, including any body corporate or other management structures ii. who has responsibility for its ongoing maintenance • an integrated transport assessment, including – i. an assessment of how the Project will support both public modes of transport and active modes of transport (such as cycling and walking) ii. an assessment of the Project's effects on the transport network, including traffic safety issues during and after construction iii. details of any proposed pedestrian crossings • in relation to the land in the Project site, a report on a preliminary site investigation and, if required, on a detailed site investigation, within the meaning of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, that shows how the requirements of those regulations will be met.

Schedule of Appendices and Attachments

Appendix 1 – Te Tauoma Stage 1B – Application form and additional information received

Appendix 2 – BRF-772 FTC#91 – Application for referred project under the COVID-Recovery FTCA - Stage 1 decisions on Te Tauoma Stage 1B project

Appendix 3 – Statutory framework for making decisions

Appendix 4 – Draft Notice of Decisions letter to Shundi Tamaki Village Limited

Appendix 5 – Section 17 Report

Appendix 6 – Comments received from Ministers, Auckland Council and Auckland Transport

Released under the provision of
the Official Information Act 1982