



BRF-2899

Box Property Investments Limited
c/- Nick Mattison
Director
Civix
s 9(2)(a)

Dear Nick Mattison

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Quarterdeck Project

Thank you for Box Property Investment Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Quarterdeck Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to subdivide 0.54 hectares of land and construct approximately 70 residential units within 12 two-storey terraced houses (up to 6.5 metres high) and three four-storey apartment buildings (up to 13.8 metres high) at 30 and 40 Sandspit Road, 2 and 4 Reydon Place, and adjacent road reserves, in Cockle Bay, Howick, Auckland. The project will include approximately 96 basement car parks for the apartments, communal parking for the terraced houses and communal outdoor areas.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by creating approximately 177 full-time equivalent (FTE) jobs over a two-year design and construction period
2. increase housing supply by constructing approximately 70 residential units

3. contribute to a well-functioning urban environment by increasing the variety in homes available to meet differing needs
4. progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

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 Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Auckland Transport
2. Watercare Services Limited
3. Submitters who were party to Environment Court proceedings on BUN60356953
4. Hauraki Māori Trust Board
5. Te Ahiwaru Trust (formerly Makaurau Marae Māori Trust)
6. Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua
7. Ngāti Te Ata Claims Support Whānau Trust.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

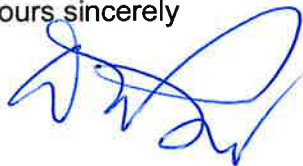
1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA

2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the submitters who were party to Environment Court proceedings on BUN60356953.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

Arts, Culture, and Heritage; Māori Crown Relations: Te Arawhiti; Housing; Infrastructure; Education; Transport; Land Information; Defence; Treaty of Waitangi Negotiations; Local Government; Conservation; and Climate Change

Local authority:

Auckland Council

Other parties:

Auckland Transport
Watercare Services Limited
Submitters who were party to Environment Court proceedings on BUN60356953
Hauraki Māori Trust Board
Te Ahiwaru Trust (formerly Makaurau Marae Māori Trust)
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū
Ngāti Te Ata Claims Support Whānau Trust

Relevant iwi authorities:

Ngāi Tai ki Tāmaki Trust
Ngāti Tamaoho Trust
Te Patukirikiri Iwi Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Te Ākitai Waiohū Iwi Authority
Ngaati Whanaunga Incorporated Society
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Kupenga o Ngāti Hako Incorporated

Ngāti Koheriki Claims Committee
Te Whakakitenga o Waikato

Relevant Treaty settlement entities:

Ngāi Tai ki Tāmaki Trust
Ngāti Tamaoho Settlement Trust
Te Patukirikiri Iwi Trust
Ngāti Paoa Iwi Trust
Te Ākitai Waiohū Settlement Trust
Ngaati Whanaunga Ruunanga Trust
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Hako Tūpuna Trust
Te Whakakitenga o Waikato
Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership (commercial)
Tūpuna Taonga o Tāmaki Makaurau Trust (cultural)

Environmental Protection Authority

The Panel Convener