



05 NOV 2020

2020-B-07222

John Dalzell
Managing Director
Silk Road Management Limited
Email: [REDACTED] s 9(2)(a)

Dear John Dalzell

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Dominion Road Mixed Use Development**

Thank you for the application made on behalf of Pudong Housing Development Company Limited, Foodstuffs North Island Limited and Silk Road Management Limited to refer the Dominion Road Mixed Use Development application to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

The application is to demolish existing buildings and construct buildings up to 6 storeys and associated earthworks, infrastructure and subdivision for a mixed-use development comprising retail, office, other commercial businesses and residential uses at 360 Dominion Road, 88 Prospect Terrace and 113 Grange Road, Mt Eden, Auckland.

Under sections 18 and 19 of the Act I have now considered: the application, a report on Treaty of Waitangi obligations, comments received from relevant local authorities and Ministers, and further information provided by the applicant.

I have made a decision, under section 24(2) of the Act to **accept** your application for referral as the project meets the referral criteria in section 18 of the Act and I consider that the project will help to achieve the Act's purpose because:

1. *It has the potential to generate employment in industries affected by Covid-19 (ss 19(a) and (d)(i))*: The project may benefit the public by providing approximately 220 construction jobs and an ongoing additional 150-185 FTE permanent jobs in the supermarket, associated retail and commercial tenancies following completion. These jobs will be in the construction and retail sectors which have been impacted by COVID-19.

2. *It has the potential to contribute to well-functioning urban environments (s 19(d)(iii)):*
Redeveloping a large site for a mixed-use development comprising retail, residential development and high-quality office spaces in an area of Auckland well serviced by public transport has the potential to contribute to well-functioning urban environments and warrants consideration and determination by an expert consenting panel.
3. Any potential adverse effects arising from the application and mitigation measures can be considered and determined by an expert consenting panel having regard to Part 2 of the RMA and the purpose of the Act (ss 4 and Schedule 6, clause 31).

Having considered the application and the information I have received, I have decided to direct, under s 24(2)(d) of the Act, that the following information is provided to an expert consenting panel with any consent application lodged with the Environmental Protection Authority (EPA) under Schedule 6, clause 2:

- i. Integrated transport assessment including modelling and analysis addressing effects and mitigation measures related to:
 - vehicle generation and parking on Dominion Road and the local road network;
 - public transport services including infrastructure and service reliability on Dominion Road;
 - effects on urban motorcycle safety; and
 - effects on the strategic role and mode priorities of public transport and pedestrian use on Dominion Road.
- ii. Urban design/character assessment including diagrams, visualisations and 3D simulations addressing effects and mitigation measures related to:
 - height exceedance on neighbouring residential amenity;
 - visual dominance particularly in views from Grange Road and south from Dominion Road;
 - building demolition and new built form on the Eden Valley Special Character Overlay;
 - volcanic viewshaft; and
 - overshadowing.
- iii. Flooding assessment addressing effects and mitigation measures related to:
 - pre and post development effects on the upstream and downstream catchment; and
 - flood storage.

I consider that this information will inform a panel's assessment of the application's effects and whether to invite comment from persons or groups in addition to those specified in Schedule 6, clause 17.

I have also decided, under s 24(2)(e), to direct an expert consenting panel to invite comments on any consent application lodged with the EPA from the following additional persons:

- Auckland Transport
- Watercare
- Dominion Road Business Association

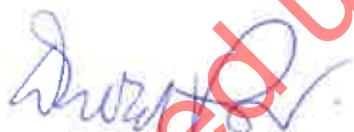
This will allow those parties the opportunity to have input into the application and enable a panel to better understand the potential effects of the proposal (for instance on transport, other infrastructure and the existing Dominion Road commercial area). I note that some of these parties are in addition to those specified in Schedule 6, clause 17 for whom the panel must invite comments from.

These directions do not preclude the panel from either inviting other parties to comment or from requiring the applicant to provide any additional information on any application lodged with the EPA under this Act.

As required by the Act, I am providing a copy of this decision to the persons, entities and groups specified in section 25(2).

Please contact officials 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: Ministers of/for:

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