



FTC#81 Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act – Stage 2 decisions:

Application 2021-036 – Drury Centre Precinct

Application 2021-037 – Drury East Stage 1 Precinct

Application 2020-038 – Waihoehoe Precinct

Date Submitted:	2 September 2021	Tracking #: BRF-79
Security Level	In-Confidence	MfE Priority: Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decisions on recommendations	TBA

Actions for Minister's Office Staff	Return the signed briefing to MfE.
Number of appendices: 12	<p>Appendices:</p> <ol style="list-style-type: none"> 1. Application for Drury Centre Precinct on behalf of Kiwi Property Holdings No 2 Limited to be referred to an expert consenting panel and further information received 2. Application for Drury East Stage 1 Precinct on behalf of Fulton Hogan Land Development Limited to be referred to an expert consenting panel and further information received 3. Application for Waihoehoe Precinct on behalf of Oyster Capital Limited to be referred to an expert consenting panel and further information received 4. Stage 1 Briefing Note and Decisions 5. Statutory framework for making decisions 6. Draft Notice of Decisions letter to Barker and Associates, on behalf of Kiwi Property Holdings No 2 Limited for Drury Centre Precinct 7. Draft Notice of Decisions letter to Barker and Associates, on behalf of Fulton Hogan Land Development Limited for Drury East Stage 1 Precinct 8. Draft Notice of Decisions letter to Barker and Associates, on behalf of Oyster Capital Limited for Waihoehoe Precinct 9. Section 17 Report for Drury Centre Precinct 10. Section 17 Report for Drury East Stage 1 Precinct 11. Section 17 Report for Waihoehoe Precinct 12. Comments received from Ministers, Auckland Council, Waka Kotahi New Zealand Transport Agency, Auckland Transport, Watercare Services Limited, Firstgas Group and Transpower

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the Official Information Act 1982

FTC#81: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act – Stage 2 decisions

Key Messages

1. This briefing relates to the applications received under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) for referral of the following projects (the Projects) to an expert consenting panel (a panel):
 - a. Drury Centre Precinct, from Kiwi Property Holdings No 2 Limited
 - b. Drury East Stage 1 Precinct, from Fulton Hogan Land Development Limited
 - c. Waihoehoe Precinct, from Oyster Capital Limited

Copies of the applications are in Appendices 1, 2 and 3.

2. This is the second briefing relating to this application. The first (Stage 1) briefing (2021-B-07723) with your initial decisions annotated is in Appendix 4.
3. The Projects are for subdivision and development of land located to the east and south of the township of Drury, in south Auckland, as follows:
 - a. Drury Centre Precinct: subdivision of a 32 hectare (approximately) site to create two commercial lots with a combined area of 42,500 square metres, 13 balance lots and an open space park; construction of large format buildings for retail activities on the commercial lots; construction of supporting infrastructure; and revegetation of Hingaia Stream, and installation of signage.
 - b. Drury East Stage 1 Precinct: subdivision of a 33 hectare (approximately) site to create up to 248 residential lots and to construct up to 248 residential units, 28 balance lots, neighbourhood parks and esplanade reserves to be vested in Auckland Council, and the construction of supporting infrastructure.
 - c. Waihoehoe Precinct: subdivision of a 35 hectare (approximately) site to construct up to 376 residential units, nine balance lots, an open space park; and the construction of supporting infrastructure.
4. The Projects involve the following activities: subdivision of land, earthworks (including on areas of contaminated land), earthworks and vegetation clearance within 10 metres of a natural wetland, water takes, discharge of stormwater and contaminants to land and water, construction of three water services, roading and walkways, and signage, construction of residential buildings and large format retail buildings.
5. The Projects require land use and subdivision consents, and discharge and water permits under the Auckland Unitary Plan (AUP) and consents under the Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (NES-F) and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).
6. The applicants considered whether the Projects would be able to progress if a decision were made to refer parts of the Projects such as earthworks and civil infrastructure. The applicants advised:
 - a. Drury Centre Precinct: the current project extent is required to inform the location of civil infrastructure. Kiwi Property would be willing (if necessary) to reduce the retail floor space from 45,200 square metres to circa 20,000 square metres.

- b. Drury East Stage 1 Precinct: the current project extent is required to inform the location of civil infrastructure. Fulton Hogan would be willing (if necessary) to reduce the extent of the Project site area.
 - c. Waihoehoe Precinct: required the earthworks and subdivision/development in the current project scope to be approved as a package to secure bank funding.
7. The Projects have a non-complying activity status under the AUP, meaning that under clause 32 Schedule 6 of the FTCA a panel is required to consider whether any resource consent applications for the Projects meet the 'gateway tests' in section 104D of the Resource Management Act 1991 (RMA).
8. As noted in the Stage 1 briefing the project sites are located wholly within the respective boundaries of three private plan changes (PPCs) to the AUP (PPC48, PPC49 and PPC50). The PPCs are seeking to rezone larger areas from Future Urban to residential, business, and open space zones.
9. The effects of referring projects such as these, which are affected by active plan change processes, was perhaps not fully anticipated by the FTCA, however the FTCA does not preclude consideration of them. Referral of such projects does create some significant risks in terms of longer-term planning outcomes which require careful consideration, and which will create additional demands on a panel particularly given the time constraints and limited consultation that apply. Notwithstanding, we consider that the Projects meet the purpose of the FTCA and that the concerns raised by parties opposed to referral would be able to be addressed and managed by a panel provided it is supplied with the appropriate supporting information. We therefore recommend you accept the referral applications under section 24 of the FTCA and refer the Projects to a panel for fast-tracking. We seek your decision on this recommendation, and on our recommendations for requirements of the applicant, directions to a panel and notification of your decisions.

Assessment against Statutory Framework

10. The statutory framework for your decision-making is set out in Appendix 5. You must apply this framework when you are deciding whether or not to accept the referral application and when deciding on any further requirements or directions associated with project referral.
11. Before accepting the applications, you must consider the applications and any further information provided by the applicants (in Appendix 1, 2 and 3), the Section 17 Reports (in Appendix 9, 10 and 11) and comments from Ministers, Auckland Council, Waka Kotahi New Zealand Transport Agency (Waka Kotahi), Auckland Transport, Watercare Services Limited (Watercare), Firstgas Group (on application for Drury East Stage 1 Precinct) and Transpower (on application for Drury Centre Precinct) (in Appendix 12). Following that, you may accept the applications if you are satisfied that they meet the referral criteria in section 18 of the FTCA. We provide our advice on these matters below.
12. We have also considered if there are any reasons for declining the Projects, 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 applicants

13. In response to your requests under section 22 of the FTCA the applicants provided the following further information:

- a. the iwi authorities that have been engaged with, and the steps taken to address the requirements of clause 9(5) Schedule 6 of the FTCA relating to the provision of cultural impact assessments
- b. consideration of the Projects against the s104D RMA 'gateway tests', concluding that it is anticipated that the Projects will pass at least one, if not both gateway tests
- c. assessment of the Projects against the National Policy Statement for Urban Development 2020 (NPS-UD)

14. We have taken this information into account in our analysis and advice.

Section 17 Reports

15. The Section 17 Reports indicate that there are eleven iwi authorities, four Treaty settlements and eight Treaty settlement entities (three of which are also iwi authorities) relevant to the Projects. The Projects also fall within the Ngāti Koheriki area of interest. Ngāti Koheriki does not have an iwi authority or Treaty settlement entity recognised under the FTCA, but the Minister for Treaty of Waitangi Negotiations has requested that a panel invite comments on the applicant's resource consent applications from Ngāti Koheriki Claims Committee, the mandated entity representing Ngāti Koheriki in Treaty settlement negotiations.
16. No specific cultural or commercial redress provided under the settlements would be affected by the Projects. The relevant Treaty settlements do not create any new co-governance or co-management processes that would affect decision-making under the RMA for the Projects.

Comments received

17. Comments were received from s 9(2)(f)(ii), s 9(2)(g)(i) [redacted] Auckland Council, Waka Kotahi, Auckland Transport, Watercare, Firstgas Group (on application for Drury East Stage 1 Precinct) and Transpower (on application for Drury Centre Precinct). The key points of relevance to your decision are summarised in Table A.

18. s 9(2)(f)(ii), s 9(2)(g)(i) [redacted]

s 9(2)(f)(ii), s 9(2)(g)(i)

19.

s 9(2)(f)(ii), s 9(2)(g)(i)

Transpower supported referral of the Projects.

s 9(2)(f)(ii), s 9(2)(g)(i)

Section 18 referral criteria

20. You may accept the applications for referral of the Projects if you are satisfied that the Projects do not include ineligible activities (section 18(3)) and will help to achieve the purpose of the FTCA (section 18(2)).
21. The Projects do not include any ineligible activities and therefore satisfy the requirements of section 18(3) of the FTCA, as explained in Table A.
22. 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 Projects will help to achieve the purpose of the FTCA, and thus satisfy the requirements of section 18(2) as:
 - a. Drury Centre Precinct has the potential to:
 - i. generate employment by providing up to 440 direct full-time equivalent (FTE) jobs per year during the four-year planning and construction period
 - ii. improving economic and employment opportunities and outcomes for people affected by COVID-19 (retailers and hospitality), along with positive effects on social wellbeing, by providing infrastructure to service large format buildings for retail activities
 - iii. improve environmental outcomes through revegetation of Hingaia Stream
 - iv. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard RMA process, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.
 - b. Drury East Stage 1 Precinct has the potential to:
 - i. generate employment by providing up to 590 direct FTE jobs per year during the four-year planning and construction period
 - ii. increase housing supply through the construction of approximately 248 new residential units
 - iii. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard RMA process, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.
 - c. Waihoehoe Precinct has the potential to:

- i. generate employment by providing an average of approximately 670 direct FTE jobs per year during the four-year planning and construction period
 - ii. increase housing supply through the construction of approximately 376 new residential units
 - iii. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard RMA process, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.
23. We consider that any actual and potential effects arising from the Projects, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be appropriately tested by a panel against Part 2 of the RMA and the purpose of the FTCA.

Issues and Risks

24. 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

25. 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.
26. The key issue relates to whether the Projects would be more appropriately considered through plan change(s) and followed sequentially by resource consent applications under standard RMA process.
27. The D-OSP anticipates that the Project sites will be development ready between 2028-2032 if provision for development of the area were to follow the standard plan change process. The D-OSP defines the maximum extent of the Future Urban Zone within the AUP and sets out a pattern of land uses and supporting infrastructure network. As a strategic document it's anticipated direction will not form part of the current zone policies and rules until it is tested and incorporated through a plan change or changes (such as the current 3 private plan changes) under Schedule 1 of the RMA.
28. Currently the Future Urban Zone land can be used for a range of general rural activities but cannot be used for urban activities until it is rezoned for urban purposes. If the Projects are referred, they will be assessed against this framework as non-complying activities. If you decide to refer the Project under the FTCA, a panel is required under clause 32 of Schedule 6 of the FTCA to consider whether the Project meets the 'gateway tests' in section 104D of the RMA. The applicant has provided an assessment concluding that the Projects will pass the requirements of at least one, if not both sections 104D(1)(a) and 104D(1)(b) of the RMA. We note that it is only necessary to pass one of these requirements to pass the gateway threshold which will then allow the applications to be assessed on their merits under section 104.
29. The three PPCs were publicly notified in August 2020; further submissions closed in late January 2021, and hearings began in late July 2021. The Hearing Panel have directed that the hearings be held in two tranches with traffic and planning related matters reconvened with a joint hearing for all three PPCs 48, 49 and 50 held in early December 2021. This joint hearing enables updated Integrated Traffic Assessments (ITA) for each plan change to be considered. The traffic modelling and initial assessments assumed full implementation of the southern section of Mill Road Corridor Project through Drury, which has now been

significantly reduced in scale¹.

30. Referring the Projects before the plan change requests are determined means that the applications will be assessed against the operative provisions of the AUP (i.e. under non-complying activity status in accordance with the Future Urban Zone provisions rather than against a potentially more enabling planning framework, in the event the plan change requests are approved). An expert consenting panel is able to grant consent to non-complying activities (Schedule 6, clause 31(7) of the RMA). The Project areas are currently zoned for future urban and the developments proposed are generally aligned to the structure plan and an expert consenting panel will be able to assess the applications, including the updated ITAs on their merits and impose the conditions considered necessary to appropriately manage effects. We recommend in agreement with comments from the Minister of Housing that assessments (made in the context of the key outcomes of the D-OSP) should be required with any resource consent applications to a panel including assessment of:
- a. how the respective projects will integrate with the other land uses envisioned in the private plan changes
 - b. how the developments will be able to access and support a future public transport network
 - c. whether the proposed infrastructure is appropriately staged and able to be integrated into the infrastructure servicing requirements for the overall development
 - d. how the residents within the area will be able to access social infrastructure such as schools before social infrastructure is provided within the wider east Drury area.

Other matters

31. The applicants are likely to need to undertake significant further technical assessment and consultation, in order to prepare resource consent applications that meet the requirements of clauses 9-12 of Schedule 6 of the FTCA (including updated ITAs), requiring authority approvals for works in designations², and our recommended directions. This may cause delays in lodging their applications with the Environmental Protection Authority (EPA) and more closely align the timing of project delivery with Council decisions on the plan changes. As the applicant has estimated that the use of the FTCA process would enable construction to occur up to two years earlier compared with standard RMA processes, and there are approximately 10 months before the FTCA is repealed, we do not consider that this is sufficient reason to decline the referral applications.
32. Based on comments received from Auckland Council, Auckland Transport and Watercare Services Limited, there is uncertainty regarding infrastructure capacity in the wider network available to service the Projects. Auckland Council comment that the Projects are reliant on wider infrastructure upgrades which are not likely to occur any faster than intended by the D-OSP. Auckland Transport advise that there is a significant funding shortfall which is not able to be resolved in the fast-track time frames laid out by the developer, along with discrepancies between what the developer proposes to provide in Auckland Transport's network (including interim roading works) and what Auckland Transport consider to be necessary and in place ahead of any development.

¹ The existing proposals for the three sections (Takaanini, Papakura and Drury) of the Mill Road project and the Papakura to Drury South Stage Two project, including Drury South interchange, will not be progressed as part of the Government's New Zealand Upgrade Programme.

² Require authority approvals may be required under s176(1)(b) of the RMA to undertake works within the Projects where they are located within existing designations.

33. Watercare comments that significant upgrades to the water and wastewater network will be required to support full build-out of the proposed developments. The timing and funding for these upgrades is not known at the present time. As the area is greenfield, all local water and wastewater network will need to be designed, constructed and fully funded by the developers. We consider that this issue could be addressed by appropriate engagement with Auckland Council to inform preparation of an infrastructure assessment ahead of lodging consent applications with a panel. We also note that, in accordance with clause 35 of Schedule 6 to the FTCA a panel can also address this issue through imposition of appropriate consent conditions relating to financial contributions if they see fit.

Conclusions

34. We consider that there are risks that referring the Project could be viewed negatively by the wider community, particularly those who submitted on the current private plan changes and are involved in plan change hearings under standard RMA processes. As these Projects are in general alignment with the D-OSP, are for smaller areas than are being considered in the private plan changes and are reliant on further consents or zone changes in order to develop on the balance lots, we do not consider it necessary for a panel to be directed to invite comments from those persons or groups. We however recommend that a panel is directed to seek comments on all Projects from Waka Kotahi, Auckland Transport and Watercare. Alternatively, you may decline the application for referral under section 23(5)(b) of the FTCA should you consider that it would be more appropriate for the Project to go through the standard consenting process under the RMA.
35. We do not consider the matters noted above provide sufficient reason for declining to refer the Project, provided that appropriate information is provided by the applicant as part of their resource consent applications to the EPA. We consider that you could accept the application under section 24 of the FTCA and that the Project could be referred to a panel with the specifications outlined below.
36. If you decide to refer the Projects, we consider that you should specify under section 24(2)(d) of the FTCA that the applicants must provide the following information, additional to the requirements of clause 9 of Schedule 6 of the FTCA, in resource consent applications submitted to a panel:
- a. an assessment, in consideration of the key outcomes of the Drury – Opāheke Structure Plan, of:
 - i. how the Project will integrate with the other land uses envisioned in the private plan changes
 - ii. how the developments will be able to access and support a future public transport network
 - iii. whether the proposed infrastructure is appropriately staged and able to be integrated into the infrastructure servicing requirements for the overall development
 - iv. how the residents/users within the area will be able to access social infrastructure such as schools/community facilities before it is provided within the wider east Drury area.
 - b. subdivision and design assessment and plans, including location, design and uses of all intended easements and vested land (including open space), landscape plans (including hard and soft features) for all streetscapes and reserves, and urban design assessment of the housing typologies included in the Project scope

- c. a detailed assessment of the capacity of the existing roading infrastructure and/or upgrades to the infrastructure required to service the development (including interim roading works and funding), and including information on discussions held, and agreements made, with Auckland Council, Waka Kotahi and Auckland Transport.
- d. an integrated transport assessment that includes options relating to enhancement of multi-modal connections and infrastructure, including a movement network plan of the availability and feasibility of safe spaces for active modes of transport, including walking and cycling
- e. a detailed assessment of the capacity of the existing three waters infrastructure and/or upgrades to the infrastructure required to service the development (including funding), and including:
 - i. an infrastructure report and plans with calculations of the expected water information demand and wastewater flows from the proposal, and the overall water supply and wastewater scheme to service the Project
 - ii. flooding and hydrology design and detail reports that reflect the location of natural wetlands and streams and inform the on-site stormwater management strategy, including groundwater and infiltration testing across the project site and provision of copies of the hydrologic and hydraulic models
 - iii. intended timing of delivery and funding of all major/shared infrastructure upgrades
 - iv. discussions held, and agreements made, with Auckland Council and Watercare Services Limited.

37. In addition to the information requirements under section 31 above, we consider that you should specify under section 24(2)(d) of the FTCA that the applicant for the Drury Centre Precinct project must provide in resource consent applications submitted to a panel an assessment of any actual and potential adverse effects arising from the Project's location in respect to the safe operation of and access to and protection of nearby National Grid transmission lines, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects.

38. If you decide to refer the Projects, we recommend you copy the notice of decisions to Ngāti Koheriki Claims Committee and agree to specify under section 24(2)(e) that a panel must invite comment on resource consent applications for the Projects from:

- a. Ngāti Koheriki Claims Committee
- b. Waka Kotahi NZ Transport Agency
- c. Auckland Transport
- d. Watercare Services Limited.

39. The above information is required to adequately inform a panel of the actual and potential effects of the Projects.

40. Our recommendations for your decisions follow.

Next Steps

41. You must give notice of your decisions on the referral applications, and the reasons for them, to the applicants and the persons, entities and groups listed in section 25 of the FTCA.

42. We have attached a notice of decisions letters to each of the applicants based on these

requirements and our recommendations (refer Appendix 6, 7 and 8). We will assist your office to give copies to all relevant parties.

43. To refer the Project, you must recommend that referral orders be made by way of an Order in Council (OiC).
44. 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.³

³ 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 that you:

- a. **Note** that section 23(1) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) requires you to decline these applications for referral unless you are satisfied that the Projects meet the referral criteria in section 18 of the FTCA including that they would help to achieve the FTCA's purpose.
- b. **Note** that when assessing whether the Projects would achieve the FTCA's purpose, you may consider a number of matters under section 19, including the Projects' 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** that 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.
- d. **Note** that if you do refer all or part of the Projects you may:
 - i. specify restrictions that apply to the Projects
 - 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.
- e. **Note** that before deciding to accept an application for 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 received
 - iv. any further information requested and provided within the required timeframe.
- f. **Note** that the [redacted] s 9(2)(f)(ii), s 9(2)(g)(i) [redacted] Auckland Council, Waka Kotahi, Auckland Transport, and Firstgas Group oppose referral of the Project to a panel.
- g. **Agree** that these Project meet the referral criteria in section 18 (3) of the FTCA:
 - i. Drury Centre Precinct, from Kiwi Property Holdings No 2 Limited
 - ii. Drury East Stage 1 Precinct, from Fulton Hogan Land Development Limited
 - iii. Waihoehoe Precinct, from Oyster Capital Limited.

Yes/No

- h. **Agree** that the Drury Centre Precinct project will help achieve the purpose of the FTCA (and therefore meet the referral criteria in section 18(2) of the FTCA) as it has the potential to:

- i. generate employment by providing up to 440 direct full-time equivalent (FTE) jobs per year during the four-year planning and construction period
- ii. improve economic and employment opportunities and outcomes for people affected by COVID-19 (retailers and hospitality), along with positive effects on social wellbeing, by providing infrastructure to service large format buildings for retail activities
- iii. improve environmental outcomes through revegetation of Hingaia Stream
- iv. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

Yes/No

- i. **Agree** that the Drury East Stage 1 Precinct project will help achieve the purpose of the FTCA (and therefore meet the referral criteria in section 18(2) of the FTCA) as it has the potential to:

- i. generate employment by providing up to 590 direct FTE jobs per year during the four-year planning and construction period
- ii. increase housing supply through the construction of approximately 248 new residential units
- iii. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

Yes/No

- j. **Agree** that the Waihoehoe Precinct project will help achieve the purpose of the FTCA (and therefore meet the referral criteria in section 18(2) of the FTCA) as it has the potential to:

- i. generate employment by providing an average of approximately 670 direct FTE jobs per year during the four-year planning and construction period
- ii. increase housing supply through the construction of approximately 376 new residential units
- iii. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

Yes/No

- k. **Agree** to refer all of the Projects to a panel

Yes/No

- l. **Agree** to specify under section 24(2)(d) of the FTCA the following additional information that the **applicants** for all three projects must submit with any resource consent applications lodged with the Environmental Protection Authority:

- i. an assessment of the key outcomes of the Drury – Opāheke Structure Plan:
 - 1. how the Project will integrate with the other land uses envisioned in private plan changes

2. how the developments will be able to access and support a future public transport network
 3. whether the proposed infrastructure is appropriately staged and able to be integrated into the infrastructure servicing requirements for the overall development
 4. how the residents/users within the area will be able to access social infrastructure such as schools/community facilities before it is provided within the wider east Drury area.
- ii. subdivision and design assessment and plans, including location, design and uses of all intended easements and vested land (including open space), landscape plans (including hard and soft features) for all streetscapes and reserves, and urban design assessment of the housing typologies included in the Project scope
 - iii. a detailed assessment of the capacity of the existing roading infrastructure and/or upgrades to the infrastructure required to service the development (including interim roading works and funding), and including information on discussions held, and agreements made, with Auckland Council, Waka Kotahi and Auckland Transport
 - iv. an integrated transport assessment that includes options relating to enhancement of multi-modal connections and infrastructure, including a movement network plan of the availability and feasibility of safe spaces for active modes of transport, including walking and cycling
 - v. a detailed assessment of the capacity of the existing three waters infrastructure and/or upgrades to the infrastructure required to service the development (including funding), and including:
 1. an infrastructure report and plans with calculations of the expected water information demand and wastewater flows from the proposal, and the overall water supply and wastewater scheme to service the Project
 2. flooding and hydrology design and detail reports that reflect the location of natural wetlands and streams and inform the on-site stormwater management strategy, including groundwater and infiltration testing across the project site and provision of copies of the hydrologic and hydraulic models
 3. intended timing of delivery and funding of all major/shared infrastructure upgrades
 4. discussions held, and agreements made, with Auckland Council and Watercare Services Limited.

Yes/No

- m. **Agree** to specify under section 24(2)(d) of the FTCA that the applicant for the Drury Centre Precinct project must submit with any resource consent applications lodged with the Environmental Protection Authority an assessment of any actual and potential adverse effects arising from the Project location in respect to the safe operation of and access to the nearby National Grid transmission lines, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects.

Yes/No

- n. **Agree** to specify under section 24(2)(e) of the FTCA that a panel must invite comments for all three Projects from the following additional persons or groups:

- i. Ngāti Koheriki Claims Committee
- ii. Waka Kotahi NZ Transport Agency
- iii. Auckland Transport
- iv. Watercare Services Limited.

Yes/No

o. **Agree** to copy the notice of decisions to Ngāti Koheriki Claims Committee.

Yes/No

p. **Agree** to the Ministry for the Environment issuing drafting instructions to the Parliamentary Counsel Office for an Order in Council to refer the following Projects to a panel in accordance with your decisions recorded herein:

- i. Drury Centre Precinct
- ii. Drury East Stage 1 Precinct
- iii. Waihoehoe Precinct.

Yes/No

q. **Sign the attached (Appendix 6, 7 and 8)** notices of decisions to:

- i. Kiwi Property Holdings No 2 Limited
- ii. Fulton Hogan Land Development Limited
- iii. Oyster Capital Limited.

Yes/No

r. **Note** that to ensure your compliance with section 25(3) of the FTCA, the Ministry for the Environment **will** publish the decisions, the reasons, and the Section 17 Report on the Ministry for the Environment's website.

Signatures



Stephanie Frame
Manager – Fast Track Consenting

Date

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 Drury Centre Precinct Applicant Kiwi Property Holding No 2 Limited Location 133, 139, 155, 173 & 189 Fitzgerald Road, and 120, 124 & 128 Flanagan Road, Drury, Auckland	The Drury Centre Precinct project involves: <ul style="list-style-type: none"> subdivision of a 32 hectare site (approximately) to create two commercial lots of 42,500 m² combined area, 13 balance lots and an open space construction of large format buildings for retail activities on the commercial lots revegetation along Hingaia Stream construction of infrastructure for a reticulated stormwater network, reticulated wastewater network and reticulated water supply network construction of roads and laneways within the project site, and roading upgrades in the wider network placement of signage to 	The Project is eligible under section 18(3)(a-d) as: <ul style="list-style-type: none"> 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. The applicable zoning (Future Urban Zone) in the Auckland Unitary Plan	Economic benefits for people or industries affected by COVID-19 (19(a)) The project is expected to provide up to 440 full-time equivalent (FTE) jobs and support 60 existing jobs in the professional services sector during the four-year design and construction phase. Once constructed the applicant anticipates that the retail centre will provide up to 810 FTE jobs. The Project will provide economic benefits to the construction industry, which has been affected by COVID-19. 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 Project will provide additional housing supply of approximately 1,052 residential units in an area that has been rapidly growing and has a projected housing capacity shortfall in the medium term. The Project is anticipated to provide a diverse range of housing types which is likely to increase housing affordability. The Project will deliver open space, supporting infrastructure, and a local centre, which is anticipated to facilitate community connection and provide opportunity for physical activities. Is the Project likely to progress faster by using this Act? (19(c)) The FTCA will allow the Project to progress approximately 15 months faster than under standard RMA	Ministers s 9(2)(f)(ii), s 9(2)(g)(i)	Section 23(5) matters: Insufficient information (23(5)(a)) The applicants have 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))? While the Project area is identified as Future Urban in the AUP's existing planning policy and is generally consistent with the development layout of the Drury – Opāheke Structure Plan we consider that standard processes under the RMA including changes to the AUP followed by the consideration and grant of resource consents would better allow for development to be coordinated with infrastructure planning and for urban development to be appropriately sequenced. Development under standard processes would also enable opportunities for broader community engagement on the whole Drury redevelopment area, which is anticipated with	In response to Ministers' comments, we advise as follows: <ul style="list-style-type: none"> s 9(2)(f)(ii), s 9(2)(g)(i) In response to Auckland Council's comments, we advise as follows: <ul style="list-style-type: none"> Council's concerns about potential funding shortfalls for infrastructure could be addressed by provision of sufficient information from the applicants to a panel, and appropriate engagement with council agencies, ahead of any resource consent applications being made, and panels also have the ability to impose appropriate financial contribution conditions the Project involves subdivision and development on land that is anticipated for future urban development. A panel can consider the appropriateness of open space, three waters and roading infrastructure, and public and active transport modes. We note that a panel's assessment will be informed by comments received from Auckland Council the comments raise relevant matters about the appropriateness of using the FTCA process rather than the standard RMA plan change and resource consent process. However, we consider the Project meets the purpose of the FTCA and that the concerns raised by Auckland Council would be able to be addressed and managed by a panel provided it is supplied with the appropriate supporting information the comments raise relevant matters requiring further assessment, including transportation network and three waters infrastructure services. Generally, we do not consider it necessary for you to direct the applicant to provide a panel with specific reports as the applicant is required to submit supporting information and technical assessments, including mitigation measures where necessary, relating to actual and potential effects with a consent application (under clause 9(4) Schedule 6 of the FTCA). However, we recommend that you direct the applicant to provide a panel with specific information relating to infrastructure services and design detail as the provision of this information may assist a panel with timely consideration of the application. In response to Waka Kotahi's, Auckland Transport's and Watercare's comments, we advise as follows: <ul style="list-style-type: none"> the comments raise relevant matters about the appropriateness of using the FTCA process rather than the standard RMA plan change and resource consent process. However, we consider the Project meets the purpose of the FTCA and that the concerns raised would be able to be addressed and managed by a panel provided it is supplied with the appropriate supporting information In response to Transpower's comments, we advise as follows: <ul style="list-style-type: none"> the comments raise relevant matters requiring assessment, of any actual and potential adverse effects arising from the Project's location in respect to the safe operation of and

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
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				<p>s 9(2)(f)(ii), s 9(2)(g)(i)</p> <p>[REDACTED]</p> <p>Auckland Council</p> <p>Auckland Council strongly opposes the Project being decided through the Fast-track process. Council is supportive overall of the future development of the Drury area but advise that the issues are the timing of the Projects and how they integrate with infrastructure planning and the planned future release of urban land. Key comments from Auckland Council are:</p> <ul style="list-style-type: none"> • Private Plan Changes 48, 49 and 50 relating to the areas of land for this Project and Application 2021-037 Drury East Stage 1 and Application 2021-039 Waihoehoe Precinct, are well advanced. There will be no efficiencies created if this Project is referred • The Projects is reliant on wider infrastructure upgrades which are not likely to occur any faster • There remains a major funding gap for the infrastructure (\$400 - \$600 million or more) • Referral of the Project is likely to have a precedent effect and result in similar applications for development of Future Urban Zone land prior to completion of plan change processes • The Project is out of sequence with the Future Urban Land Supply Strategy 2017 sequencing, which identifies the Drury East / Ōpāheke area as being development ready by 2028-2032. <p>Waka Kotahi</p>	<p>how the Project will reduce emissions particularly given that apart from the train stations, so far, no public transport or walking and cycling networks are provided or planned on the sites. There is a risk that developing this growth area ahead of other priority areas may work against this objective.</p> <p>Inconsistent with a Treaty settlement (23(5)(d))</p> <p>The Project is not inconsistent with any specific Treaty settlement redress.</p> <p>Involves land needed for Treaty settlements (23(5)(e))</p> <p>The Project is located on private land which is not available for Treaty settlement purposes.</p> <p>Applicant has poor regulatory compliance (23(5)(f))</p> <p>Auckland Council has not raised concern regarding the applicant's regulatory compliance.</p> <p>Insufficient time for the Project to be referred and considered before FTCA repealed (23(5)(g))</p> <p>There is sufficient time for the application to be referred and considered</p>	<ul style="list-style-type: none"> • a detailed assessment of the capacity of the existing roading infrastructure and/or upgrades to the infrastructure required to service the development (including interim roading works and funding), and including information on discussions held, and agreements made, with Auckland Council, Waka Kotahi and Auckland Transport • an integrated transport assessment that includes options relating to enhancement of multi-modal connections and infrastructure, including a movement network plan of the availability and feasibility of safe spaces for active modes of transport, including walking and cycling • a detailed assessment of the capacity of the existing three waters infrastructure and/or upgrades to the infrastructure required to service the development (including funding), and including: <ul style="list-style-type: none"> ○ an infrastructure report and plans with calculations of the expected water information demand and wastewater flows from the proposal, and the overall water supply and wastewater scheme to service the Project ○ flooding and hydrology design and detail reports that reflect the location of natural wetlands and streams and inform the on-site stormwater management strategy, including groundwater and infiltration testing across the project site and provision of copies of the hydrologic and hydraulic models ○ intended timing of delivery and funding of all major/shared infrastructure upgrades ○ discussions held, and agreements made, with Auckland Council and Watercare Services Limited • an assessment of any actual and potential adverse effects arising from the Project location in respect to the safe operation of and access to the nearby National Grid transmission lines, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects. <p>We recommend that you provide your notice of decisions to Ngāti Koheriki Claims Committee.</p> <p>We also recommend that you make a direction to a panel to invite comments from:</p> <ul style="list-style-type: none"> • Ngāti Koheriki Claims Committee • Waka Kotahi NZ Transport Agency • Auckland Transport • Watercare Services Limited

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)?			
				<p>Waka Kotahi does not support the project progressing ahead of the RMA plan change process that addresses the underlying zoning. Matters which are to be decided through the plan change process include the nature and timing of transport infrastructure upgrades to support the wider development and in conjunction with the three plan changes.</p> <p>Auckland Transport</p> <p>Auckland Transport considers that it is more appropriate for the Project to proceed through existing RMA private plan change processes. Auckland Transport notes that</p> <ul style="list-style-type: none"> the Project will not help achieve a well-functioning environment due to misalignment between the timing to provide the minimum necessary infrastructure and services ahead of the first dwellings being occupied there is a significant funding shortfall which is not able to be resolved in the fast-track timeframes laid out by the developer there are discrepancies between what the developer proposes to provide in Auckland Transport's network (including interim roading works) and what Auckland Transport consider to be necessary and in place ahead of any development. <p>Watercare</p> <p>Watercare note that the initial stages of the Project can be serviced by the transmission water and wastewater networks. Significant upgrades to the transmission network will be required to support full build out of the Projects. The timing and funding for these upgrades is not known at the present time. As the area is a greenfield, all local water and wastewater network will need to be designed, constructed, and fully funded by the applicant.</p> <p>Transpower</p> <p>Transpower supports referral of the Project. However, Transpower note that the Project area is traversed by two National Grid transmission lines and that the Project would</p>	<p>before the FTCA is repealed.</p> <p>Other issues & risks:</p> <p>Transpower note that the Project area is traversed by two National Grid transmission lines that play a significant role in the security of electricity supply. The Project does not meet the safe separation distances in NZECP34, a mandatory COP under the Electricity Act, and access to the Grid structures may also be prevented. Transpower would expect any resource consent applications referred to an expert panel to set out how these conflicts are to be resolved, and the Grid not put at risk.</p> <p>We do not consider this to be a ground to decline the Project and agree with Transpower that this issue could be considered further as part of the application and merits assessment.</p>	

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				<p>need to be designed to meet the safe separation distances access requirements of Electricity Act,</p> <p>All responses received by parties invited to comment are attached at Appendix 12.</p>		
<p>Project name</p> <p>Drury East Stage 1 Precinct</p> <p>Applicant</p> <p>Fulton Hogan Land Development Limited</p> <p>Location</p> <p>86 and 94 Fitzgerald Road, 251 and 383 Waihoehoe Road, 65, 76 and 108 Fielding Road, Drury, Auckland</p>	<p>The Drury East – Stage 1 Precinct project involves:</p> <ul style="list-style-type: none"> subdivision of a 33 hectare site create up to 248 residential lots construction of up to 248 residential units subdivision of 28 balance lots, neighbourhood parks and esplanade reserves to be vested in Auckland Council construction of supporting infrastructure construction of servicing infrastructure for reticulated stormwater, wastewater and water supply networks construction of roads and laneways within the project site, and roading upgrades in the wider network 	<p>The Project is eligible under section 18(3)(a-d) for the same reasons as stated above in relation to Application 2021-036 Drury Centre Precinct.</p>	<p>Economic benefits for people or industries affected by COVID-19 (19(a))</p> <p>The Project is expected to provide up to 590 FTE jobs and support 20 existing FTE jobs in the professional services sector over a four-year design and construction phase (with civil works expected to be completed early 2025 prior to building construction beginning mid-late 2025).</p> <p>The Project will provide economic benefits to the construction industry, which has been affected by COVID-19.</p> <p>Economic costs for people or industries affected by COVID-19 (19(a))</p> <p>N/A</p> <p>Effect on the social and cultural well-being of current and future generations (19(b))</p> <p>The Project enables an additional housing supply of approximately 248 units in an area that has been rapidly growing and has a projected housing capacity shortfall in the medium term.</p> <p>The Project will provide a diverse range of housing types which is likely to increase housing affordability.</p> <p>The Project will deliver open space, supporting infrastructure and a local centre, which will facilitate community connection and provide opportunity for physical activities.</p> <p>Is the Project likely to progress faster by using this FTCA? (19(c))</p>	<p>Comments on this Project from all Ministers, Auckland Council, Waka Kotahi, Auckland Transport and Watercare are the same as those stated above for Application 2021-036 Drury Centre Precinct.</p> <p>Comments were also received on this Project from Firstgas Group. As Designation holders in the area, they consider a traditional, measured planning approach to the development of this area is more appropriate.</p> <p>All responses received by parties invited to comment are attached at Appendix 12.</p>	<p>The Section 23 assessment of this application is the same as stated above in relation to Application 2021-036 Drury Centre Precinct.</p> <p>Other issues & risks:</p> <p>Firstgas Group are Designation holders in the Project area. While they broadly oppose the Project being referred they note that they do not look to hinder urban development.</p> <p>We do not consider this to be a ground to decline the Project and note that under s176 of the RMA the applicant would require the prior written consent of Firstgas Group, as a requiring authority, to undertake any use or subdivision of land within their designation.</p>	<p>The response to comments assessment of this application (from Ministers, Auckland Council, Waka Kotahi, Auckland Transport and Watercare) is the same as stated above in relation to Application 2021-036 Drury Centre Precinct.</p> <p>Recommendations</p> <p>Although our assessment has noted that the Project has potential issues relating to the site's location in a rural (future urban) zone, provision of infrastructure, the risk of fragmented development, and not achieving integrated transport and land use, and greenhouse gas emissions, you could accept the application under section 24 of the FTCA and refer all of the Project to a panel for the following reasons:</p> <ul style="list-style-type: none"> the Project is not ineligible for referral under any of the criteria in section 18 of the FTCA the Project will generate employment by providing up to 590 direct FTE jobs per year during the four-year planning and construction period The Project has the potential to increase housing supply through the construction of approximately 248 new residential units The project is likely to progress faster by using the processes provided by the FTCA than would otherwise be the case, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral. <p>We recommend that you do not place any restrictions on the Project, nor impose any specific timeframes for panel consideration.</p> <p>We recommend you require the applicant to submit the following information with any consent application lodged with the Environmental Protection Authority:</p> <ul style="list-style-type: none"> an assessment, in consideration of the key outcomes of the Drury – Opāheke Structure Plan, of: <ul style="list-style-type: none"> how the Project will integrate with the other land uses envisioned in the private plan changes how the developments will be able to access and support a future public transport network whether the infrastructure proposed is appropriately staged and able to be integrated into the infrastructure servicing requirements for the overall development how the residents/users within the area will be able to access social infrastructure such as schools/community facilities before it is provided within the wider Drury East area subdivision and design assessment and plans, including location, design and uses of all intended easements and vested land (including open-space), landscape plans (including hard and soft features) for all streetscapes and reserves, and urban design assessment of the housing typologies included in the Project scope a detailed assessment of the capacity of the existing roading infrastructure and/or upgrades to the infrastructure required to service the development (including interim roading works and funding), and including information on discussions held, and agreements made, with Auckland Council, Waka Kotahi and Auckland Transport

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)?			
	<ul style="list-style-type: none"> signage to promote the development 		<p>Same as those stated above for Application 2021-036 Drury Centre Precinct.</p> <p>Will the Project result in a public benefit? (19(d))</p> <p>The Project will result in a public benefit for the following reasons:</p> <ul style="list-style-type: none"> it will generate approximately 590 direct full-time equivalent (FTE) jobs per annum over a 5-year planning and construction period it will increase housing supply in an area with a housing capacity shortfall it will provide infrastructure to facilitate community connection and physical activity. <p>Potential to have significant adverse environmental effects, including greenhouse gas emissions (19(e))</p> <p>Same as those stated above for Application 2021-036 Drury Centre Precinct.</p> <p>Other relevant matters (19(f))</p> <p>N/A</p>			<ul style="list-style-type: none"> an integrated transport assessment that includes options relating to enhancement of multi-modal connections and infrastructure, including a movement network plan of the availability and feasibility of safe spaces for active modes of transport, including walking and cycling a detailed assessment of the capacity of the existing three waters infrastructure and/or upgrades to the infrastructure required to service the development (including funding), and including: <ul style="list-style-type: none"> an infrastructure report and plans with calculations of the expected water information demand and wastewater flows from the proposal, and the overall water supply and wastewater scheme to service the Project flooded and hydrology design and detail reports that reflect the location of natural wetlands and streams and inform the on-site stormwater management strategy, including groundwater and infiltration testing across the project site and provision of copies of the hydrologic and hydraulic models intended timing of delivery and funding of all major/shared infrastructure upgrades discussions held, and agreements made, with Auckland Council and Watercare Services Limited <p>We recommend that you provide your notice of decisions to Ngāti Koheriki Claims Committee. We also recommend that you make a direction to a panel to invite comments from:</p> <ul style="list-style-type: none"> Ngāti Koheriki Claims Committee Waka Kotahi NZ Transport Agency Auckland Transport Watercare Services Limited
<p>Project name</p> <p>Waihoehoe Precinct</p> <p>Applicant</p> <p>Oyster Capital Limited</p> <p>Location</p> <p>76, 76A and 116, 136 and 140 Waihoehoe Road, Drury</p>	<p>The Waihoehoe project involves:</p> <ul style="list-style-type: none"> subdivision of a 35 hectare site to create up to 376 residential units construction of detached residential units on the 376 residential lots subdivision to create nine balance lots, and open space reserves construction of supporting infrastructure 	<p>The Project is eligible under section 18(3)(a-d) for the same reasons as stated above in relation to Application 2021-036 Drury Centre Precinct.</p>	<p>Economic benefits for people or industries affected by COVID-19 (19(a))</p> <p>The applicant estimates that the Project will create approximately 670 FTE jobs per year during the project's four-year construction phase, and will support existing jobs in the construction and professional services sector.</p> <p>The Project will provide economic benefits to the construction industry, which has been affected by COVID-19.</p> <p>Economic costs for people or industries affected by COVID-19 (19(a))</p> <p>N/A</p>	<p>Comments on this Project from all Ministers, Auckland Council, Waka Kotahi, Auckland Transport and Watercare are the same as those stated above for Application 2021-036 Drury Centre Precinct.</p> <p>All responses received by parties invited to comment are attached at Appendix 12.</p>	<p>The Section 23 assessment of this application is the same as stated above in relation to Application 2021-036 Drury Centre Precinct.</p>	<p>The response to comments assessment of this application (from Ministers, Auckland Council, Waka Kotahi, Auckland Transport and Watercare) is the same as stated above in relation to Application 2021-036 Drury Centre Precinct.</p> <p>Recommendations</p> <p>Although our assessment has noted that the Project has potential issues relating to the site's location in a rural (future urban) zone, provision of infrastructure, the risk of fragmented development, and not achieving integrated transport and land use, and greenhouse gas emissions, you could accept the application under section 24 of the FTCA and refer all of the Project to a panel for the following reasons:</p> <ul style="list-style-type: none"> the Project is not ineligible for referral under any of the criteria in section 18 of the FTCA the Project will generate employment by providing an average of approximately 670 FTE jobs per year during the four-year planning and construction period the Project has the potential to increase housing supply through the construction of approximately 376 new residential units the project is likely to progress faster by using the processes provided by the FTCA than would otherwise be the case, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

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)?			
	and use of signage • construction of servicing infrastructure for reticulated stormwater, wastewater and water supply networks • roads and laneways within the Project site, and roading upgrades in the wider network • signage to promote the development.		<p>Effect on the social and cultural well-being of current and future generations (19(b))</p> <p>The Project enables an additional housing supply of approximately 376 units in an area that has been rapidly growing and has a projected housing capacity shortfall in the medium term.</p> <p>The Project will provide a diverse range of housing types which is likely to increase housing affordability.</p> <p>The Project will deliver greenspace, supporting infrastructure and a local centre, which will facilitate community connection and provide opportunity for physical activities.</p> <p>Is the Project likely to progress faster by using this FTCA? (19(c))</p> <p>Same as those stated above for Application 2021-036 Drury Centre Precinct.</p> <p>Will the Project result in a public benefit? (19(d))</p> <p>The Project will result in a public benefit for the following reasons:</p> <ul style="list-style-type: none"> • it will generate an average of approximately 670 FTE jobs per annum over a 5-year planning and construction period • it will increase housing supply in an area with a housing capacity shortfall • it will provide infrastructure to facilitate community connection and physical activity. <p>Potential to have significant adverse environmental effects, including greenhouse gas emissions (19(e))</p> <p>Same as those stated above for Application 2021-036 Drury Centre Precinct.</p> <p>Other relevant matters (19(f))</p> <p>N/A</p>			<p>We recommend that you do not place any restrictions on the Project, nor impose any specific timeframes for panel consideration.</p> <p>We recommend you require the applicant to submit the following information with any consent application lodged with the Environmental Protection Authority:</p> <ul style="list-style-type: none"> • an assessment, in consideration of the key outcomes of the Drury – Opāheke Structure Plan, of: <ul style="list-style-type: none"> ○ how the Project will integrate with the other land uses envisioned in the private plan changes ○ how the developments will be able to access and support a future public transport network ○ whether the infrastructure proposed is appropriately staged and able to be integrated into the infrastructure servicing requirements for the overall development ○ how the residents/users within the area will be able to access social infrastructure such as schools/community facilities before it is provided within the wider Drury East area • subdivision and design assessment and plans, including location, design and uses of all intended easements and vested land (including open-space), landscape plans (including hard and soft features) for all streetscapes and reserves, and urban design assessment of the housing typologies included in the Project scope • a detailed assessment of the capacity of the existing roading infrastructure and/or upgrades to the infrastructure required to service the development (including interim roading works and funding), and including information on discussions held, and agreements made, with Auckland Council, Waka Kotahi and Auckland Transport • an integrated transport assessment that includes options relating to enhancement of multi-modal connections and infrastructure, including a movement network plan of the availability and feasibility of safe spaces for active modes of transport, including walking and cycling • a detailed assessment of the capacity of the existing three waters infrastructure and/or upgrades to the infrastructure required to service the development (including funding), and including: <ul style="list-style-type: none"> ○ an infrastructure report and plans with calculations of the expected water information demand and wastewater flows from the proposal, and the overall water supply and wastewater scheme to service the Project ○ flooding and hydrology design and detail reports that reflect the location of natural wetlands and streams and inform the on-site stormwater management strategy, including groundwater and infiltration testing across the project site and provision of copies of the hydrologic and hydraulic models ○ intended timing of delivery and funding of all major/shared infrastructure upgrades ○ discussions held, and agreements made, with Auckland Council and Watercare Services Limited <p>We recommend that you provide your notice of decisions to Ngāti Koheriki Claims Committee.</p> <p>We also recommend that you make a direction to a panel to invite comments from:</p> <ul style="list-style-type: none"> • Ngāti Koheriki Claims Committee • Waka Kotahi NZ Transport Agency • Auckland Transport • Watercare Services Limited

Schedule of Appendices

Appendix 1 – Drury Centre Precinct – Application form and additional information received

Appendix 2 – Drury East Stage 1 Precinct – Application form and additional information received

Appendix 3 – Waihoehoe Precinct – Application form and additional information received

Appendix 4 – 2021-B-07723 FTC#51 – Applications for referred projects under the COVID-Recovery FTCA - Stage 1 decisions

Appendix 5 – Statutory framework for making decisions

Appendix 6 – Draft Notice of Decisions letter to Kiwi Property Holdings No 2 Limited

Appendix 7 – Draft Notice of Decisions letter to Fulton Hogan Land Development Limited

Appendix 8 – Draft Notice of Decisions letter to Oyster Capital Limited

Appendix 9 – Section 17 Report - Drury Centre Precinct

Appendix 10 – Section 17 Report - Drury East Stage 1 Precinct

Appendix 11 – Section 17 Report - Waihoehoe Precinct

Appendix 12 – Comments received from Ministers, Auckland Council, Waka Kotahi New Zealand Transport Agency, Auckland Transport, Watercare Services Limited, Firstgas Group and Transpower