



## Aide Memoire: Proposed amendment to the Notice of Decision for FTCA referred project 53 – Flints Park, Ladies Mile – Te Pūtahi

Date Submitted:	3 November 2021	Tracking #: BRF-856	
Security Level	In-Confidence	MfE Priority:	Medium

	<b>Action sought:</b>	<b>Response by:</b>
To Hon David Parker, Minister for the Environment	Decision on recommendations	TBA

Actions for Minister's Office Staff	<b>Return</b> the signed briefing to MfE.
No of Appendices: 1	Appendix: 1. Amended Notice of Decision on Flints Park, Ladies Mile – Te Pūtahi referred project

### Ministry for the Environment contacts

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Max Gander-Cooper		
Manager	Stephanie Frame	s 9(2)(a)	✓
Director	Sara Clarke (Acting)	s 9(2)(a)	

# Aide Memoire: Proposed amendment to the Notice of Decision for FTCA referred project 53 – Flints Park, Ladies Mile – Te Pūtahi

## Purpose

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1. The purpose of this aide memoire is to provide you with an update on the number of residential units proposed to be included in the Flints Park, Ladies Mile – Te Pūtahi project and to propose an amendment to the Notice of Decision to reflect this update.

## Background

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2. On 27 September 2021 you signed the Notice of Decision accepting the Flints Park, Ladies Mile – Te Pūtahi project for referral to a panel.
3. The description in the Notice of Decision stated that the project would deliver approximately 300 residential units, or approximately 179 residential units if a primary school were developed on an area of the site. This increase in housing supply, particularly in an area with a housing shortfall, was listed in the Notice of Decision as part of the reason that the project meets the purpose of the Covid-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

## Proposed Amendment

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4. On 14 October 2021 the applicant contacted us and stated that after refining their design they believe that they can achieve higher density housing than originally anticipated, and that rather than the approximately 300 residential units that could be constructed if the primary school were not developed, they can in fact construct 384 within the same footprint.
5. As the proposed 384 residential units will be constructed within the same land parcels as the originally proposed 300 residential units, we consider that the change should not materially alter your decision, and will result in a greater public benefit through the provision of additional housing. We consider that any effects arising from the additional 84 units can be assessed by a panel and managed through the provision of appropriate consent conditions

## Risks

6. The increased density of housing may result in a higher degree of adverse effects than the originally proposed 300 residential units. The change is unlikely to result in adverse effects which were not identified in the original application and which are not likely to be significant, and any increase in transport effects can be addressed through the integrated transport assessment which is already required. We consider that any effects arising from the additional 84 units can be assessed by a panel and managed through the provision of appropriate consent conditions.

## Recommendations

1. Please indicate your decisions on the recommendations as follows:

- a. **Sign** an amended Notice of Decision reflecting the increase in residential units from approximately 300 to approximately 384.

Yes/No

- b. **Approve** that the amended Notice of Decision to be sent to the parties who received the original Notice.

Yes/No

## Signature

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**Manager – Fast Track Consenting**

Hon David Parker  
**Minister for the Environment**

**Date**