



BRF-3094

The Foundation Village Partnership
c/- Richard Mora
Director – Resource Management Planner
Bently & Co Limited
s 9(2)(a)

Dear Richard Mora

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Foundation Village – Building 3 Project

Thank you for The Foundation Village Partnerships under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Foundation Village – Building 3 Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to construct a retirement village building and associated facilities and infrastructure on an approximately 1.4 hectare site located at 10 and 16 Titoki Street, and 4 Maunsell Road, Parnell, Auckland and to use an approximately 0.12 hectare site at 8 Domain Drive, Parnell, Auckland for temporary construction-related vehicle parking.

The project comprises the third and final stage of a comprehensive retirement village development within the block bounded by Titoki Street, Maunsell Road, Parnell Road and George Street (the “Foundation site”), the majority of which is owned by Blind Low Vision NZ. The applicant already holds resource consents to develop other parts of the retirement village. This includes two 4–5 storey buildings (‘Building 1’ and ‘Building 2’) currently under construction on the north-eastern corner of the Foundation site, together with the refurbishment of a scheduled heritage building fronting Titoki Street (Pearson House).

The project includes:

- a. one building up to 13 storeys high (or up to 49 metres high including lift overrun and plant) to be sited between scheduled heritage buildings (Pearson House and the Royal New Zealand Foundation for the Blind office and workshops) and providing –
 - i. approximately 65 independent-living retirement units
 - ii. administrative facilities including a lobby and reception/administration area, areas for staff use, and a kitchen

- iii. communal facilities for residents' use such as reception, lounges, bar, café, therapy, salon, swimming pool, health/wellness centre and library

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 providing approximately 385 full time equivalent (FTE) jobs over a 6-year design and construction period and approximately 15 ongoing FTEs once the project is operational
2. increase housing supply through the construction of approximately 65 apartment style retirement units
3. 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. The Minister for Seniors
2. Auckland Transport
3. Te Whatu Ora Health New Zealand
4. Ngaati Whanaunga Incorporated Society
5. Ngāti Koheriki Claims Committee.

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 following parties who are additional to those specified in the FTCA:

1. Ngaati Whanaunga Incorporated Society
2. Ngāti Koheriki Claims Committee.

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

Additional relevant Minister:

The Minister for Seniors

Local authority/ies:

Auckland Council

Other parties:

The Minister for Seniors
Auckland Transport
Te Whatu Ora Health New Zealand
Ngaati Whanaunga Incorporated Society
Ngāti Koheriki Claims Committee

Relevant iwi authorities and treaty settlement entities:

Ngāti Whātua Ōrākei Trust Board
Ngāti Whātua Ōrākei Trustee Limited
Te Kawerau Iwi Settlement Trust
Ngāi Tai ki Tāmaki Trust
Ngāti Tamaoho Trust
Ngāti Tamaoho Settlement Trust
Te Patukirikiri Iwi Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Te Ākitai Waiohua Iwi Authority
Te Ākitai Waiohua Settlement Trust
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohua
Hako Tūpuna Trust
Te Rūnanga o Ngāti Whātua
Te Whakakitenga o Waikato
Marutūāhu Rōpū General Partner Limited

Environmental Protection Authority

The Panel Convener