

4 May 2021

Rachel Ducker, Senior Analyst  
Ministry for the Environment  
Via email: s 9(2)(a)

Attention: Rachel Ducker

Dear Rachel

**Re: Fast Track Consenting - Referral Application**


Following our recent discussions and subsequent email on 30 April 2021, to assist further in the assessment of our application for a project to be referred to an expert consenting panel pursuant to section 20 of the Covid-19 Recovery (Fast-track Consenting) Act 2020, this letter responds to the questions raised. We include the following information with this response:

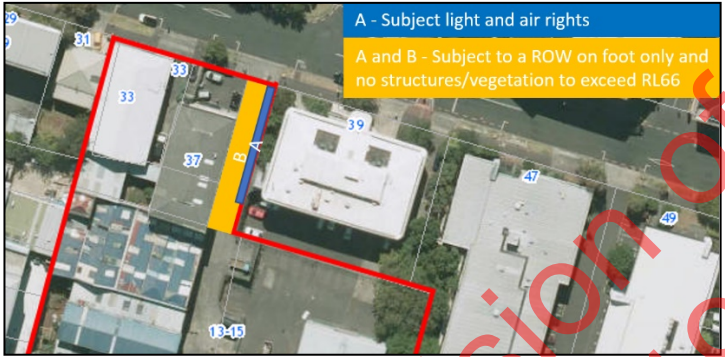
- Attachment 1: Updated Table of Consent Requirements
- Attachment 2: AUP Envelope Controls

Responses

We respond to the specific questions raised as follows:

No	Query	Response
1	Whether the correct application form is the pdf copy submitted as an attachment with the online application	We confirm that the correct form is the pdf titled "George Street - Fast Track Referral Application 20210409". Subsequent updates are included under the cover of this letter.
2	Application scope	In addition to those listed in the application, the following land uses/activities are also included in the application scope: <ul style="list-style-type: none"><li>a. Supermarket - GFA size yet to be confirmed</li><li>b. Other retail - GFA sizes yet to be confirmed</li><li>c. Any additional activities requiring regional consents including water takes and discharges associated with construction dewatering and stormwater management</li></ul>

		<p>Furthermore, there may be some non-compliances with the zone, transport and access rules and standards. Please see attached:</p> <ul style="list-style-type: none"> <li>Updated table of consent requirements prepared by B&amp;A (<b>Attachment 1</b>)</li> </ul>
3	An update of the consent requirements table included in the application form.	<p>Please see attached:</p> <ul style="list-style-type: none"> <li>Updated table of consent requirements prepared by B&amp;A (<b>Attachment 1</b>)</li> </ul>
4	Any relevant height in relation to boundary diagram/s.	<p>Please see attached:</p> <ul style="list-style-type: none"> <li>Drawings that illustrate the AUP envelope controls overlayed with the concept scheme prepared by Warren and Mahoney (<b>Attachment 2</b>). These confirm that the concept has been designed to comply with the height in relation to boundary standard that applies from the Open Space zone boundary on George Street.</li> </ul>
5	Confirmation whether the project affects any existing easements or access arrangements on the records of title	<p>The following limitations are noted on the Certificates of Titles:</p> <ul style="list-style-type: none"> <li><u>Lot 1 DP 50020</u> <ul style="list-style-type: none"> <li>Subject to a 6.94m wide right of way (ROW) over the southern portion of lot as per <b>Figure 1</b> below.</li> </ul> </li> </ul>  <p><b>Figure 1:</b> ROW limitations on Lot 1 DP 50020 (Source: Memorandum of Transfer 389903)</p> <ul style="list-style-type: none"> <li><u>Lot 2 DP 129174</u> <ul style="list-style-type: none"> <li>Subject to a ROW, air and light rights, and restrictions on building height as per <b>Figure 2</b> below.</li> </ul> </li> </ul>

		 <p><b>Figure 2:</b> Limitations on Lot 2 DP 129174 (Source: Memorandum of Transfer B978650.5)</p> <ul style="list-style-type: none"> <li>- Order in Council authorising the Council to lay out or permit to be laid out streets of a width less than 66 foot but not less than 40 foot. It is understood that this was to provide for a connection from New Street (subsequently renamed Clayton Street) to George Street. It is noted that there is no such provision or designation for this connection within the AUP.</li> <li>• <u>Lot 3 DP 31293</u> <ul style="list-style-type: none"> <li>- Order in Council exempting the land from the provisions of Section 128 of the Public Works Act 1928 which states:  <i>"Where land fronts road or street of less width than 66 ft., frontage to be set back."</i></li> </ul> </li> <li>• <u>Lot 27 Allot 25A Sec 3 Suburbs Auckland</u> <ul style="list-style-type: none"> <li>- Order in Council exempting Hill Street from the provisions of Section 117 of the Public Works Act 1908. This whole Act has since been repealed therefore the limitation is no longer relevant.</li> </ul> </li> </ul> <p>The proposed concept scheme has been developed to ensure that the requirement of these title limitations are respected and no further approvals are required to amend or remove these limitations.</p>
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Please contact me should you require any clarification or further information.

Yours faithfully

**Barker & Associates Ltd**



**Evita Key**

**Senior Associate**

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the Official Information Act 1982

**B&A**

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