



BRF-341

10 August 2021

Nick Mattison

Director

Civix

s 9(2)(a)

Dear Nick Mattison

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Melia Place

Thank you for Melia Development Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Melia Place project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is for subdivision and development of a 1.826 hectare site to provide approximately 59 residential lots and additional private lots for access, community and open space purposes. The Project includes the construction of approximately 59 residential units, a multi-use community building and supporting infrastructure including three waters services and roads at 20 Melia Place and 43A Vipond Road, Stanmore Bay, Whangaparāoa, Auckland.

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. Have positive effects on social wellbeing by providing addition housing supply including terraced housing which can provide a more affordable option at a time when house prices are rapidly escalating in the Auckland region, provide employment opportunities during construction and provide recreation space
2. Generate employment by providing approximately 96 full-time equivalent (FTE) jobs per year over a two year construction period

3. Increase housing supply via the construction of 59 new residential units.

Any potential adverse effects arising from the project, and proposed mitigation measures, 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.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.]

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. Auckland Transport
2. Watercare Services Limited

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. 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 planning 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.

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 Ministers of/for:

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

Local authorities:

Auckland Council

Other parties:

Auckland Transport
Watercare Services Limited

Relevant iwi authorities and Treaty settlement entities:

Iwi Authorities:

Te Rūnanga o Ngāti Whātua
Ngāti Manuhiri Settlement Trust
Te Kawerau Iwi Settlement Trust
Ngāi Tai ki Tāmaki Tribal Trust
Te Patukirikiri Iwi Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Ākitai Waiohua Iwi Authority
Ngāati Whanaunga Incorporated Society

Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua

Treaty settlement entities:

Ngāti Manuhiri Settlement Trust

Te Kawerau Iwi Settlement Trust

Ngāi Tai ki Tāmaki Trust

Te Patukirikiri Iwi Trust

Ngāti Paoa Iwi Trust

Hako Tūpuna Trust

Ngāti Maru Rūnanga Trust

Ngāti Tamaterā Treaty Settlement Trust

Te Ākitai Waiohua Settlement Trust

Ngaati Whanaunga Ruunanga Trust

Environmental Protection Authority

The Panel Convener

Released under the provision of
the Official Information Act 1982

Appendix A – Requirements specific to application lodged by Melia Development Limited for the Melia Place project

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- an archaeological assessment
- an assessment of the potential greenhouse gas emissions resulting from the Project, including:
 - quantification of greenhouse gas emissions
 - consideration of options to avoid, remedy and mitigate the greenhouse gas emissions that have been identified
- consideration of options to enhance design in order to support the uptake of public and active transport in the development
- consideration of opportunities where the existing design could be improved to achieve higher energy performance
- a detailed stormwater assessment including, but not limited to:
 - assessment of the downstream flooding effects, including evidence that the development can comply with standard E8.6.1(3) of the Auckland Unitary Plan
 - how the overland flow paths within the site will be protected or diverted
 - how stormwater pipes under the proposed development will be diverted
 - details of treatment to ensure that the quality of water discharging to open watercourses/streams meets the requirements of the Auckland Unitary Plan standard E3.6.1.1.
 - assessment of the effects of stormwater discharge on stream hydrology
- an integrated transport assessment which includes, but is not limited to:
 - assessment of whether the surrounding road network is able to accommodate the additional traffic volumes from the residential development
 - assessment of the impact of the additional traffic on the Melia Place/Whangaparāoa Road/Poplar Road intersection and Vipond Road access
- a water supply and wastewater capacity assessment which includes, but is not limited to:
 - assessment of whether a second connection to the water supply network in Melia Place should be provided to ensure resilient supply
 - details of internal private pipework and sizing to meet fire hydrant distances
 - detailed design of the proposed upgrades to the wastewater necessary to service the development, including evidence of consultation with Watercare.
- a construction erosion and sediment control management plan and a statement on specific measures that will be taken to ensure compliance with it
- a social impact assessment which addresses any effects associated with the community being gated