



05 NOV 2020

2020-B-07193

David Gell
Group Property Manager
Mitre 10 Holdings Limited
s 9(2)(a)

Dear David Gell

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Mitre 10 MEGA development Pāpāmoa**

Thank you for your application to refer Mitre 10 MEGA development Pāpāmoa to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

The application is to construct and operate a Mitre 10 MEGA store and a medical centre, and carry out associated activities including landscape planting, access road construction, signage and earthworks.

I have considered the application, a report on Treaty of Waitangi obligations, comments received from relevant local authorities and Ministers, and further information provided by the applicant.

Having considered this information, and the requirements of sections 18 and 19 of the Act, I have made a decision, under section 23 of the Act, to **decline** your application for referral, as I do not consider the Act's purpose would be achieved by fast-tracking the application.

I acknowledge the project may have some public benefits but there is also the potential for significant adverse effects, including in relation to hydrological matters and impacts on existing infrastructure, and I am concerned that these effects will not be adequately resolved within the constraints of the fast-track consent process.

I consider the project is not suitable for fast-tracking and should be processed under the Resource Management Act 1991. I note that:

- the local planning framework does not support a commercial centre development of this scale outside the urban boundary
- an out of zone development in this location is unlikely to be supported with the appropriate servicing infrastructure to enable the development to proceed quickly.

This casts doubt as to whether the project meets the Act's purpose and particularly whether the project contributes to well-functioning urban environments (section 19(d)(iii)).

As required by the Act, my decision, reasons for my decision and the section 17 report will be published on the Ministry for the Environment's website under section 25(3).

Please contact officials at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned above the printed name.

Hon David Parker
Minister for the Environment

cc Ministers of/for:

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