



BRF-3086

Mansion Rear Limited
c/- Simon Berry
Berry Simons Environmental Law
s 9(2)(a)

Dear Simon Berry

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Stevensons Crescent Project

Thank you for the application from Mansion Rear Limited under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Stevensons Crescent Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to subdivide land and construct a mixed-use development on an approximately 2.5-hectare site at 8 Stevensons Crescent, Albany, Auckland, comprising:

- a. approximately 138 residential units, of which approximately 112 will be configured in three-storey terraced houses with the remainder accommodated in three-storey apartment buildings
- b. a commercial component which may take the form of retail or office spaces on the ground or lower floors of the apartment buildings
- c. supporting infrastructure including roads, vehicle and pedestrian and cycle accessways, car-parking areas and three-waters services.

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 81 direct FTE jobs and 219 indirect FTE jobs over a 4-year development period

2. increase housing supply through the construction of approximately 138 residential 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 the application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

I have, however, decided to specify the following restriction under section 24(2)(c) of the FTCA:

1. the scope of the project must not include placement of a culvert within a 'stream A' identified in Appendix E of the referral application unless information is provided to the panel demonstrating that stream A is not a natural inland wetland (and therefore placement of a structure in stream A is not a prohibited activity under the NES-F).

Information required to be submitted with resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that Manion Rear Limited must provide the following information with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6:

1. an integrated transport assessment that includes assessment of cumulative effects of the project on the transport network, and assessment of transport effects in the context of the existing and proposed Supporting Growth Alliance transport network
2. details of any discussions held, and agreements made with Auckland Transport.

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. The applicant should therefore provide what they believe is a reasonable level of information, and if a panel requires further information, they can seek it 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 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. Te Patukirikiri Iwi Trust
3. 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 Mansion Rear Limited will be able to lodge 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. My decision to refer the project should not be taken 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 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. Auckland Transport
2. Te Patukirikiri Iwi Trust
3. 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

Local authority:

Auckland Council

Other parties:

Auckland Transport
Te Patukirikiri Iwi Trust
Ngāti Koheriki Claims Committee

Relevant iwi authorities and Treaty settlement entities:

Ngāti Whātua Ōrākei Trust Board
Ngāti Whātua Ōrākei Trustee Limited
Ngā Maunga Whakahii o Kaipara Development Trust
Te Kawerau Iwi Settlement Trust
Ngāti Tamaoho Trust
Ngāti Tamaoho Settlement Trust
Ngāi Tai ki Tāmaki Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Te Ākitai Waiohū Iwi Authority
Te Ākitai Waiohū Settlement Trust
Ngaati Whanaunga Incorporated Society
Ngaati Whanaunga Ruunanga Trust
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū
Te Rūnanga o Ngāti Whātua

Environmental Protection Authority

The Panel Convener