



FTC #89: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions

Application 2021-065 Summerset Retirement Village – Half Moon Bay Application 2021-067 Rotokauri North – Stage 1

Date Submitted:	13 October 2021	Tracking #: BRF-659	
Security Level	In-Confidence	MfE Priority:	Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decision on recommendations in Table A	TBA

Actions for Minister's Office Staff	Return the signed briefing to MfE
Number of attachments: 3	Attachments: <ol style="list-style-type: none"> Letters from the Minister for the Environment to relevant Ministers of the Crown Copy of Summerset Retirement Village – Half Moon Bay application and supporting information – to send with letters to Ministers Copy of Rotokauri North – Stage 1 application and supporting information – to send with letters to Ministers

Ministry for the Environment contacts

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FTC #89 Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions

Key Messages

1. We seek your initial decisions on two applications for referral to an expert consenting panel (a panel) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) for the following projects:
 - a. Rotokauri North – Stage 1, from Rotokauri North Holdings Limited (RNHL)
 - b. Summerset Retirement Village – Half Moon Bay, from Summerset Villages (Halfmoon Bay) Limited (SVHBL).

Rotokauri North – Stage 1

2. The Rotokauri North – Stage 1 project is to establish the first part of a residential development planned for a greenfield site on the north-western outskirts of Hamilton. The project comprises subdivision of an approximately 62 hectare site to create approximately 400 residential lots, additional superlots and balance lots, and roads intended to be vested in the local authority. It also includes construction of 40 residential units on approximately 20 of the residential lots and the installation of three waters infrastructure. One of the superlots will be for a primary school and the applicant is currently negotiating with the Ministry of Education regarding the purchase of that site.
3. The project site is located at 289, 317, 329, 335 and 341 Te Kowhai Road, Te Kowhai and 350 and 372 Exelby Road, Burbush, Hamilton.
4. The project will involve activities such as:
 - a. demolition of buildings
 - b. subdivision of land
 - c. earthworks and vegetation clearance within 100m of a natural wetland
 - d. earthworks (including disturbance of contaminated land)
 - e. reclamation of natural stream beds
 - f. diversions and takes of surface water and groundwater
 - g. discharges of surface water, groundwater, and stormwater and contaminants to land and water
 - h. installation of culverts in riverbeds
 - i. construction of dwellings
 - j. construction of roading and transport infrastructure and three waters services
 - k. any other activities that are:
 - i. associated with the activities described in paragraphs a to j; and
 - ii. within the scope of the project as described in paragraph 2.
5. The project site spans the Hamilton City and Waikato District Boundary will require subdivision and land use consents under the Hamilton City District Plan (HCDP), land use consent under the Waikato District Plan (WDP), water and discharge permits under the Waikato Regional Plan (WRP), and resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) and the Resource Management (National Environmental Standards for Assessing and Managing

Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).

6. The project site is currently zoned Future Urban in the HCDP. Plan Change 7 to the Hamilton City District Plan (PC7), to rezone the site to a combination of Medium Density Residential Zone, Business 6 Zone and Open Space Zone, is due to be heard on 22 October 2021. The project is generally consistent with the provisions of these zones.
7. The project has a non-complying activity status under the Future Urban Zone of the HCDP, as it involves the construction of 40 residential units (configured as 20 duplex dwellings) prior to subdivision occurring, which will temporarily result in more than one dwelling per lot. This will be resolved once the subdivision is complete, and the applicant has provided an assessment which indicates that effects will be no more than minor, which will allow the project to pass the 'gateway tests' in section 104D of the Resource Management Act (RMA).

Summerset Retirement Village – Half Moon Bay

8. The Summerset Retirement Village – Half Moon Bay project is to establish and operate a comprehensive care retirement village on a 2.9 hectare site in Bucklands Beach, Auckland, comprising:
 - a. approximately 211 independent apartment living units, 118 assisted living suites, including 20 memory care suites, 48 care suites, 50 serviced apartments, within approximately ten buildings at a maximum height of approximately 24 metres.
 - b. ancillary activities including lounges, theatre, bar, cafe, therapy, salon, shop, pool, health/wellness centre, library, outdoor amenity areas and associated staff and administrative functions
 - c. parking for approximately 309 vehicles
 - d. landscaping
9. The project site is located at 25 Thurston Place, Bucklands Beach, Auckland.
10. The project will involve activities such as:
 - a. earthworks for building platforms and to accommodate in-ground infrastructure (including disturbance of contaminated land)
 - b. take, diversion and discharge of groundwater to land
 - c. discharges of stormwater and contaminants to land and water
 - d. construction of transport infrastructure and three waters services
 - e. construction of buildings
 - f. any other activities that are:
 - i. associated with the activities described in paragraphs a to e; and
 - ii. within the scope of the project as described in paragraph 8.
11. The project will require land use consents, water and discharge permits under the Auckland Unitary Plan (AUP) and resource consents under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).
12. The project site is zoned Residential-Mixed Housing Suburban in the AUP. The project requires consents for restricted discretionary activities including building height greater than eight metres.
13. There is a resource consent (granted in September 2017) for construction and operation of a retirement village containing 69 independent living units and associated communal facilities on part of the project site. Earthworks and access establishment works that were consented under this resource consent have been completed. This project applies to a larger site and

includes re-consenting the original building components within a new and expanded configuration.

Recommendation

14. We have undertaken an initial (Stage 1) analysis of the applications and this is presented along with our recommendations in Table A.
15. The projects meet all the eligibility criteria in section 18 of the FTCA, but more analysis is needed to confirm if they meet the purpose of the FTCA and to enable us to advise you on matters in section 23(5) which may influence your referral decisions.
16. We recommend you progress consideration of both applications to the next stage of analysis (Stage 2) and invite comments from specific Ministers listed in section 21(6) of the FTCA and from Hamilton City Council, Waikato District Council and Waikato Regional Council on the Rotokauri North – Stage 1 application, and Auckland Council on the Summerset Retirement Village – Half Moon Bay application.
17. We recommend that you invite comments on the Rotokauri North – Stage 1 application from the Minister of Social Development and Employment and the Associate Minister of the Environment (Urban Policy) as additional Ministers under section 21(6)(n) of the FTCA, and from Waka Kotahi NZ Transport Agency (Waka Kotahi) as the project is located partially within a road designation and will require their approval to progress.
18. We recommend that you invite comments on the Summerset Retirement Village – Half Moon Bay application from the Minister for Seniors as an additional Minister under section 21(6)(n) of the FTCA.
19. We also recommend you request further information from the SVHBL as detailed in Table A.

Statutory Framework Summary

20. You are the sole decision maker for referral of the projects as they will not occur in the coastal marine area.
21. You may decline the referral applications before seeking comments from the relevant local authorities and any relevant Ministers:
 - a. if you are satisfied the projects do not meet the referral criteria in section 18 of the FTCA, (which include you being satisfied they meet the purpose of the FTCA) (see sections 18(2) and 23(1) of the FTCA
 - b. for any other reason (see section 23(2) of the FTCA).
22. If you do not decline the referral applications at this stage:
 - a. you must provide the applications to, and invite comments from, the relevant local authorities and the relevant Ministers prescribed by section 21(6) of the FTCA
 - b. you may provide the applications to and invite comments from any other person.
23. You are also able to request further information from the applicant or any relevant local authority at any time before you decide to decline or accept the referral applications (see section 22 of the FTCA).

Action Sought

24. Please indicate your decisions on the recommendations in Table A.

Signature



Stephanie Frame
Manager – Fast Track Consenting

Released under the provision of
the Official Information Act 1982

Table A: Stage 1 initial assessment of project eligibility – projects where the Minister for the Environment is the only decision maker

Projects to progress

Project details	Project description	Project funding	Is Project eligible for referral? [section 18(3)]	Will the Project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood the Project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
<p>Project name</p> <p>Rotokauri North – Stage 1</p> <p>Applicant</p> <p>Rotokauri North Holdings Limited (RNHL)</p> <p>c/- Berry Simons (agent)</p> <p>Location</p> <p>289, 317, 329, 335 and 341 Te Kowhai Road, Te Kowhai and 350 and 373 Exelby Road, Burbush</p>	<p>The project is to establish a residential development comprising approximately 400 residential lots, superlots and balance lots, and roads intended to vest in Hamilton City Council. It will include the construction of duplex dwellings on approximately 20 of those lots. One of the superlots will be for a primary school and the applicant is currently negotiating with the Ministry of Education regarding the purchase of that site.</p> <p>The project will involve activities such as:</p> <ol style="list-style-type: none"> demolition of buildings subdivision of land earthworks and vegetation clearance within 100m of a natural wetland earthworks (including bulk earthworks and disturbance of contaminated land) reclamation of natural stream beds diversions and takes of surface water and groundwater discharges of surface water, groundwater, stormwater and 	<p>The applicant states that they are currently the owner of all except one title in the project area and have a development agreement with the owner of the remaining title to allow development to progress.</p> <p>The applicant states that they intend to fund the project through their own equity and have provided evidence of having done this previously for the Auranga project in Drury West.</p> <p>Based on the information provided, we do not have any concerns about the applicant's ability to fund the project.</p>	<p>Based on available information at this stage, we consider the project is eligible for referral because:</p> <ul style="list-style-type: none"> it does not include any prohibited activities it does not include land returned under a Treaty settlement it does not occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011. 	<p>The applicant estimates that the project will provide approximately:</p> <ul style="list-style-type: none"> 100 direct full-time equivalent (FTE) jobs over a five-year planning and construction period a contribution of \$188 million to the local economy over the five years of project construction <p>The applicant has not identified whether the 100 FTE jobs created will be per year or will be a total across the five years of project construction. We recommend that you seek additional information from the applicant on this matter.</p>	<p>The project has the potential for positive effects on the social and cultural wellbeing of current and future generations as it will:</p> <ul style="list-style-type: none"> generate employment through the provision of 100 FTE jobs, including apprenticeships and retraining opportunities increase housing supply through the construction of 20 duplex dwellings (40 residential units) and enable the future construction of an additional 380 residential units on the remainder of the lots <p>The applicant states that they intend to partner with the Ministry of Social Development and Waikato-Tainui to create apprenticeship programmes and re-training pathways. We recommend that you seek additional information on the certainty of apprenticeships and re-training pathways as benefits to be</p>	<p>The applicant considers that the fast-track process will allow the project to progress approximately 18-24 months faster than under standard Resource Management Act (RMA) processes due to the likelihood of appeals to the ongoing Plan Change 7 to the Hamilton City District Plan (PC7) process and likely delays created if consents from three councils were to be sought under standard process. The subject site borders the territorial boundary between Hamilton City Council (HCC) and Waikato District Council (WDC) and consent is required under the WDP for works proposed in the road reserve.</p> <p>PC7 seeks to rezone the subject site from Future Urban Zone to a combination of Medium Density Residential, Business 6 and Open Space Zones, and to insert a new</p>	<p>Based on the information provided by the applicant we consider that the project may result in the following public benefits:</p> <ul style="list-style-type: none"> generating employment increasing housing supply contributing to well-functioning urban environments 	<p>The project has the potential for adverse environmental effects including:</p> <ul style="list-style-type: none"> earthworks effects construction-related effects traffic effects land stability effects contamination effects <p>The applicant has stated that overall adverse effects will not be significant.</p> <p>We note that a panel can consider this and any appropriate mitigation, offset or compensation to manage adverse effects of the development.</p> <p>While aspects of the project have non-complying activity status in the Future Urban Zone, the applicant has provided an assessment that the project is expected to pass the 'gateway tests' in section 104D of the RMA.</p> <p>As the project seeks to develop land for residential purposes before a plan change to enable the development has been undertaken, we</p>	<p>Several of the titles within the project site are subject to consent notices. The applicant has provided copies of the certificates of title but has not provided detail on these consent notices. We recommend that you seek additional information from the applicant on conditions these consent notices impose and any effect on the ability to deliver the project.</p> <p>The project site is located partially within a designation for Te Kowhai road (SH 39), and the applicant will require approval from Waka Kotahi NZ Transport Agency (Waka Kotahi) to undertake any works within this designation. We recommend that you seek additional information from Waka Kotahi on whether this is likely to present a barrier to project referral.</p> <p>The application has been made in the name of RNHL, but the application makes repeated reference to MADE and Green Seed Consultants Limited (GSCL). We recommend that you seek additional information from the applicant on the nature of the</p>	<ol style="list-style-type: none"> Note that section 23(3) of the FTCA permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers. Note that you have not yet provided the application to, nor sought any comments on it from, relevant local authorities or relevant Ministers but that you are required to do so if you do not decline the application under section 23(3) of the FTCA. Note that section 21(3) of the FTCA permits you to forward an application to, and invite written comments from, any other person. Note that section 22 of the FTCA permits you to request further information from the applicant or relevant local authorities at any time before you decide whether to accept or decline an application. Agree to progress the Rotokauri North – Stage 1 project to our Stage 2 analysis. The project warrants further analysis because it has potential to achieve the purpose of the FTCA but we need to consider some matters further before providing you with our final advice on the referral application. Agree to provide the application to, and invite comments from: <ul style="list-style-type: none"> the Ministers listed in section 21(6) of the FTCA the Minister for Social Development and Employment the Associate Minister for the Environment (Urban Policy) Hamilton City Council Waikato District Council Waikato Regional Council 	<p>Yes/No</p> <p>Yes/No</p>

Project details	Project description	Project funding	Is Project eligible for referral? [section 18(3)]	Will the Project help to achieve the purpose of the FTCA? [section 18(2)]					Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood the Project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]		
	<p>contaminants to land and water</p> <p>h. installation of culverts in riverbeds</p> <p>i. construction of dwellings</p> <p>j. construction of roading and transport infrastructure and three waters services</p> <p>k. any other activities that are:</p> <p>i. associated with the activities described in paragraphs a to j; and</p> <p>ii. within the scope of the project as described above.</p> <p>The project will require subdivision and land use consents under the Hamilton City District Plan, land use consent under the Waikato District Plan, water and discharge permits under the Waikato Regional Plan, and resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) and the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).</p>				<p>created by the project, and that you seek comment from the Minister for Social Development and Employment under section 21(n) of the FTCA.</p>	<p>Rotokauri North Structure Plan in the Hamilton City District Plan (HCDP). PC7 is due to be heard on 22 October 2021.</p> <p>While we consider that the applicant's estimate of the time saved by using the FTCA process is likely to be accurate, we note that due to PC7 having progressed to the hearing stage it may be more appropriate for the project to progress through standard RMA processes once a decision has been made on the plan change. We consider that this can be better considered as part of our Stage 2 analysis.</p> <p>We recommend seeking comment from HCC and Waikato Regional Council (WRC) on the appropriateness of using the FTCA process.</p>		<p>recommend that you seek comment from the Associate Minister for the Environment (Urban Policy) under section 21(n) of the FTCA.</p> <p>relationship between these three companies, and clarification that the applicant will be solely RNHL.</p> <p>The applicant states that they will construct 20 duplex dwellings (40 residential units) on 20 of the residential lots and that the application includes provisions to allow for construction on the remaining 380 residential lots. It is not clear from the application what these provisions are and whether they have been included in the scope of the application. We recommend that you seek clarification from the applicant on what provisions the application will include to enable construction on the remaining residential lots 380 and the expected timing of this construction.</p>	<ul style="list-style-type: none"> Waka Kotahi NZ Transport Agency <p>g. Agree to seek further information from the applicant on the number of FTE jobs created per year, whether there is an alternative option if the primary school is not developed, the nature of any partnerships to promote apprenticeships, any conditions imposed by consent notices on the titles, the nature of the relationship between RNHL, MADE and GSCL, and provisions to allow development on the 380 residential lots.</p> <p>h. Sign the attached letters to Ministers listed in section 21(6) of the FTCA, the Minister for Social Development and Employment and the Associate Minister for the Environment (Urban Policy).</p> <p>i. Note that while awaiting these comments and further information, the Ministry for the Environment will, in consultation with the Office of Māori Crown Relations – Te Arawhiti, prepare a report for the purpose of section 17 of the FTCA.</p>	Yes/No

Project details	Project description	Project funding	Is Project eligible for referral? [section 18(3)]	Will the Project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood the Project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
<p>Project name</p> <p>Summerset Retirement Village – Half Moon Bay</p> <p>Applicant</p> <p>Summerset Villages (Halfmoon Bay) Limited</p> <p>c/- Russell McVeagh (agent)</p> <p>Location</p> <p>25 Thurston Place, Bucklands Beach, Auckland</p>	<p>The project is to establish a comprehensive care retirement village, comprising:</p> <p>a. approximately 211 independent apartment living units, 118 assisted living suites, including 20 memory care suites, 48 care suites, 50 serviced apartments within ten buildings at a maximum height of approximately 24 metres</p> <p>b. ancillary activities, including lounges, theatre, bar, cafe, therapy, salon, shop, pool, health/wellness centre, library, outdoor amenity areas, and associated administrative functions</p> <p>c. parking for approximately 309 vehicles</p> <p>d. landscaping.</p> <p>The project will involve activities such as:</p> <p>a. earthworks for building platforms, and to accommodate the required in ground infrastructure (including disturbance of contaminated land)</p> <p>b. dewatering and diversion of groundwater</p> <p>c. discharges of stormwater and contaminants to land and water</p>	<p>The project site is owned by the applicant.</p> <p>The applicant advises that commencement of project works is not dependent on pre-sales to future residents of the village as the applicant has a lending facility. Finance was drawn down for the project in June 2021.</p> <p>The applicant advises that they directly manage all of their retirement village construction. This gives them a high degree of control over the construction timing and process.</p> <p>Based on the information provided, we do not have any concerns about the applicant's ability to fund or</p>	<p>Based on available information at this stage, we consider the project is eligible for referral because:</p> <ul style="list-style-type: none"> it does not include any prohibited activities it does not include land returned under a Treaty settlement it does not occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011. 	<p>The applicant estimates that the project will provide up to 320 FTE jobs per year over a five-to seven-year construction period.</p> <p>The applicant advises that based on the construction of another Summerset retirement village of similar format, scale and number of FTE roles to the project, the overall development will employ approximately 3,500 construction and permanent workforce staff.</p>	<p>The project has the potential for positive effects on the social and cultural wellbeing of current and future generations as it will:</p> <ul style="list-style-type: none"> generate employment through the provision of up to 320 FTE jobs per year over a five to seven year construction period increase housing supply for the elderly through the construction of approximately 211 independent apartment living units and 118 assisted living suites provide for on-site ancillary retail and social facilities and services provide for a pedestrian easement through the site for public access provide a safe community for elderly residents through project design and operational services. <p>Consented earthworks have previously occurred on the site and no archaeological features were</p>	<p>The applicant considers that the fast-track process will allow the project to progress approximately 18 months faster than under standard Resource Management Act processes.</p> <p>The applicant advises that there is a real prospect of full public notification, or at least limited notification, because of the identified non-compliance with the Mixed Zone Suburban Housing height standards. Notification of the project increases the likelihood of appeals, including to the Environment Court, which would result in significant delays in project consenting.</p> <p>We recommend seeking comment from Auckland Council on the appropriateness of using the FTCA process.</p>	<p>Based on the information provided by the applicant we consider that the project may result in the following public benefits:</p> <ul style="list-style-type: none"> generating employment increasing housing supply contributing to well-functioning urban environments 	<p>The project has the potential for adverse environmental effects including:</p> <ul style="list-style-type: none"> on water quality from earthworks and disturbance of contaminated land temporary construction related effects (noise, dust, traffic operational effects, including increased traffic and noise the amenity effects of the proposed buildings in respect of dominance, overlooking, shading, and loss of privacy for neighbouring properties, and on the character of neighbouring residentially zoned land. <p>The applicant has assessed the project with reference to the relevant objectives and policies of the National Policy Statement for Freshwater Management and concluded that the project is considered to be consistent with the outcomes that are sought in respect of</p>	<p>The applicant advises of several compliance and enforcement actions that have been taken by local authority under the RMA, including abatement notices, an infringement and formal warnings issued by four local authorities nationally, including Auckland Council. The applicant advises that all matters have been resolved, we do not think it is appropriate to decline the application on this basis.</p> <p>We recommend seeking comments from Auckland Council in respect to their views on the applicant's environmental compliance history and approach to rectifying any issues.</p>	<p>a. Note that section 23(3) of the FTCA permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers.</p> <p>b. Note that you have not yet provided the application to, nor sought any comments on it from, relevant local authorities or relevant Ministers but that you are required to do so if you do not decline the application under section 23(3) of the FTCA.</p> <p>c. Note that section 21(3) of the FTCA permits you to forward an application to, and invite written comments from, any other person.</p> <p>d. Note that section 22 of the FTCA permits you to request further information from the applicant or relevant local authorities at any time before you decide whether to accept or decline an application.</p> <p>e. Agree to progress Summerset Retirement Village – Half Moon Bay project to our Stage 2 analysis. The project warrants further analysis because it has potential to achieve the purpose of the FTCA but we need to consider some matters further before providing you with our final advice on the referral application.</p> <p>f. Agree to provide the application to, and invite comments from:</p> <ul style="list-style-type: none"> the Ministers listed in section 21(6) of the FTCA the Minister for Seniors Auckland Council. <p>g. Sign the attached letters to Ministers listed in section 21(6) of the FTCA and the Minister for Seniors.</p> <p>h. Note that while awaiting these comments and further information, the Ministry for the Environment will, in consultation with the Office</p>	<p>Yes/No</p> <p>Yes/No</p>

Project details	Project description	Project funding	Is Project eligible for referral? [section 18(3)]	Will the Project help to achieve the purpose of the FTCA? [section 18(2)]					Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood the Project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]		
	<p>d. construction of transport infrastructure and three waters services</p> <p>e. construction of buildings</p> <p>f. any other activities that are:</p> <p>i. associated with the activities described in paragraphs a to e; and</p> <p>ii. within the scope of the project as described in paragraph 8.</p> <p>The project will require land use consents, water and discharge permits under the Auckland Unitary Plan (AUP) and resource consents under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).</p>	deliver the project.			discovered. The applicant intends to proffer on any resource consent application that accidental discovery protocols (by way of conditions) apply in the event that archaeological features, artifacts or koiwi (human remains) are discovered.			<p>freshwater management. Only enhancement planting and the removal of weed species is proposed to the open watercourse that traverses the southern boundary of the project site. An Ecological Effects Assessment has been undertaken, which confirms the project will have very low adverse effects on the watercourse's ecological values. No consents are required under the National Environmental Standard for Freshwater.</p> <p>The applicant has stated that the overall adverse effects will not be significant.</p> <p>We note that a panel can consider any appropriate mitigation, offsetting or compensation to manage adverse effects of the development.</p>	of Māori Crown Relations – Te Arawhiti, prepare a report for the purpose of section 17 of the FTCA.	

Signed:

Hon David Parker
Minister for the Environment

Date