

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)

For office use only:

Project name: Te Tauoma Stage 1B
Application number: PJ-0000767
Date received: 02/10/2021

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Shundi Tamaki Village Limited

Contact person: Frank Xu

Job title: Deputy General Manager / Executive Project Manager

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

PO Box 105708

Auckland City

Auckland 1143

Address for service (if different from above)

Organisation: Tattico Limited

Contact person: Ross Cooper

Job title: Senior Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

PO Box 19562

Victoria Street West

Auckland 1142

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

261 Morrin Road, Saint Johns, Auckland, 1072, New Zealand

263 Morrin Road, St Johns, Auckland 1072

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Lot 3 Deposited Plan 549278 (Certificate of Title attached)

Lot 1 Deposited Plan 549278 (Certificate of Title attached)

Registered legal land owner(s):

Shundi Tamaki Village Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

The applicant is the owner of the site.

Part III: Project details

Description

Project name: Te Tauoma Stage 1B

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

Stage 1B of the Te Tauoma development will provide for approximately 191 apartments across two residential towers (14 and 18 levels) and communal landscaping areas on a podium containing a single level of basement / sub-basement car parking

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

Shundi Tāmaki Village Limited are developing the former Tāmaki Campus of the University of Auckland at 261 Morrin Rd, St Johns into a multi-stage residential and mixed-use development that eventually will house over 1,500 households, approximately 11,000sqm of commercial space and over 3,000sqm of retail and food services.

The development is master planned over multiple stages and has been conceived as a 'community in the park' and is branded as Te Tauoma, a name gifted to the development by iwi engaging in the project. The development will retain one of the significant buildings already on the site as commercial and retail space with new apartment buildings widely spaced across the large site. The development is well placed to take advantage of public transport options (e.g. the train stations at Glen Innes 300m away and the Panmure Transport Hub are less than 1km from the site), and the next phase of the AMETI transport corridor between Panmure and Glen Innes, which will pass immediately adjacent to the site.

The project for which this application relates is Stage 1B of the overall development, providing for approximately 191 apartments across two residential towers.

Building W4 is a 14-storey apartment building with an approximate height of RL83.6m (44.92m above existing ground level). It provides for approximately 105 apartments, the indicative mix of typologies including 52 studio dwellings (50 of which are share key units with the 2.5-bedroom units), 51 x 2.5-bedroom dwellings and 2 x 4-bedroom penthouse dwellings.

Building W5 is an 18-storey apartment building with an approximate height of RL99.3m (61.275m above existing ground level). The indicative mix of typologies includes 1, 2, 2.5, 3, 3.5-bedroom dwellings and a 4-bedroom penthouse, with approximately 86 dwellings in total.

Both buildings sit above a single level of basement car parking which forms a podium to the development. The basement is a shared facility that sits beneath the four buildings in Stage 1A (already consented) and the two buildings proposed in Stage 1B (this application). Part of the basement has already been consented under Stage 1A of the development. This application seeks consent for an extension of the basement.

A variety of communal and publicly accessible open spaces will be provided, including shared laneways and two large communal courtyards with planting and amenity features that provide for both active and passive recreation (including BBQ area, children's play space, outdoor exercise equipment, open lawns, garden beds and a kitchen garden).

The applicant and its design team have been working together with mana whenua for the last 3 years to ensure the broader Te Tauoma project achieves environmental and cultural outcomes of importance to iwi. Te Mana Motuhake o Te Tauoma (Cultural Masterplan) has been prepared and will be used to guide the detailed cultural design inputs into each stage of the development. Further discussion on this document is provided later in this application. Mana whenua design input into the Stage 1B architecture has been finalised in concept, with further details to be confirmed prior to construction. Further mana whenua design elements within the landscape will be included within the final landscape design prior to implementation.

The key piece of transport infrastructure proposed as part of the project is a shared laneway that links around the eastern and northern sides of the Stage 1 development between the internal road and Morrin Road. It will primarily provide for pedestrian / cycle connections, with automated bollards managing access for service and emergency vehicles, etc. Full details of the transportation elements of the proposal are detailed within a Traffic Impact Assessment prepared by Mott MacDonald which is available on request.

The bulk of the earthworks required for Stage 1B have already been consented as part of the approved Stage 1A consent. However, this project includes additional earthworks to the periphery of the approved works, particularly to establish the shared laneway around the Stage 1 development.

Stormwater discharges from the site are included under Auckland Council's Global Stormwater Network Discharge consent. A Stormwater Management Plan has been prepared by Envivo and is available on request. This project provides for new stormwater lines within the site. All Stormwater within the development is to be directed to the existing on-site stormwater pond prior to discharge to the downstream receiving environment. A key design driver of the 'towers in a park' approach is that the existing impervious area across the site remains more-or-less unchanged, minimising stormwater impacts and contributing to mana whenua / environmental outcomes.

As part of the Stage 1B project modifications to the existing wastewater and water supply network are proposed, including upgrades to the wastewater pipes to support anticipated flows, upgrades to the internal water supply network and new connections to the public water supply network. An Infrastructure Report has been prepared by Envivo which outlines the infrastructure elements of the project and is available on request.

This brownfield development only triggers small upgrades to existing infrastructure (transport, stormwater, wastewater, etc). Commencement of construction works is not contingent on any upgrades having been implemented first.

Consenting Stage 1B under the Act is anticipated to result in the following economic and housing benefits to Auckland:

- Approximately 191 dwellings directly, plus the 220 approved under the Stage 1A consent. Commencement of construction of the Stage 1A dwellings is linked to approval of Stage 1B, as approval for these towers will validate the 'towers in a park' design philosophy for the broader Project. Accordingly, the approval Stage 1B will enable (approximately) 88 dwellings in 2024 (Stage 1A), an additional 132 dwellings in 2025 (Stage 1A) and an additional 191 dwellings in 2026 (Stage 1B).
- Provided consent is obtained under the Act for Stage 1B, it will be a catalyst for a significant addition to residential capacity in the area with over 1,500 anticipated across the full development site by 2030. The scale of Te Tauoma represents a significant contribution to the supply of housing in the Orākei / Tāmaki area, and will help ensure that the Auckland isthmus has a range of residential options available for prospective households
- Te Tauoma will contribute directly to the economic growth of the Auckland region and indirectly to the rest of New Zealand. The construction is expected to create ^{s 9(2)(b)(ii)} in direct value added to the Auckland Region across 9 years, sustaining 5,470 FTE jobs. The value-added effect increases to ^{s 9(2)(ba)(ii)} sustaining 13,840 FTE jobs across 8 years. A detailed breakdown of jobs across years and industries is provided at Figure 1 of the EIA
- Providing consent under the Act for Stage 1B generates a net additional contribution to GDP of approximately ^{s 9(2)(b)(ii)} in current dollar terms

The following documents are included in this application:

- Economic Impact Assessment (EIA), prepared by Market Economics (Attached)
- Architectural Masterplan, prepared by Paul Brown & Associates (Attached)

- Te Mana Motuhake o Te Tauoma (Cultural Masterplan), prepared Te Tauoma Cultural Design Team (NativebyNature, Resilio Studio, Done, Toa Architects) (Attached)
- Architectural Plans, prepared by Paul Brown & Associates (Attached)
- Landscape Plans, prepared by Reset Urban Design (Attached)
- Urban Design Assessment, prepared by Reset Urban Design (Attached)
- Homestar V5 – Stage 1B Initial Design Review, prepared by Done. Project Planning + Delivery (Attached)

The following documents are available on request:

- Assessment of Environmental Effects, prepared by Tattico
- Mana Whenua Engagement Summary, prepared by NativeByNature
- Landscape Visual Assessment (LVA), prepared by Reset Urban Design
- Infrastructure Report, prepared by Envivo
- Stormwater Management Plan (SMP), prepared by Envivo
- Integrated Transport Assessment (ITA), prepared by Mott MacDonald
- Traffic Impact Assessment (TIA), prepared by Mott MacDonald
- Acoustic Report, prepared by Mott MacDonald
- Wind Report, prepared by Mott MacDonald
- Detailed Site Investigation (DSI), prepared by 4Sight Consulting
- Remediation Action Plan (RAP) and Contaminated Site Management Plan (CSMP), prepared by 4Sight Consulting
- Geotechnical Memo, prepared by Babbage Consulting
- Archaeological Report, prepared by Archaeology Solutions Cultural Values Assessment Summary Matrix (CVA Summary Matrix), prepared by Tattico and NativebyNature (summarising CVAs prepared by Ngai Tai ki Tāmaki, Ngāti Whanaunga, Ngāti Paoa, Te Akitai Waiohua and Ngāti Te Ata Waiohua)

Cultural Impact Assessment (CIA), prepared by Te Akitai Waiohua

Where applicable, describe the staging of the project, including the nature and timing of the staging:

This application seeks consent for a single stage (Stage 1B) of a staged development. There is no staging within the project for which consent is sought under the Act.

Stage 1A is already consented, which includes 4 buildings along the Morrin Rd edge of the site, a carpark building and 3 apartment buildings. Stage 1A includes:

- 220 residential apartments;
- 3,100m² of commercial floorspace across 21 tenancies; and
- 344 parking spaces and 464 secure cycle parking spaces.

Shundi Tāmaki intends to construct Stage 1A and Stage 1B together. The two stages are adjacent, with a large common basement / podium which connects them. Shundi now seek resource consent for the Stage 1B project.

Shundi Tāmaki will not implement the Stage 1A consent unless approval is obtained for Stage 1B. This is because approval for Stage 1B will essentially validate the ‘towers in a park’ design philosophy that will be rolled out in future stages. If consent is not obtained for Stage 1B, Shundi Tāmaki may need to completely revisit the design approach for the site. In this regard, Stage 1B approval has been a consistent milestone target for the project over the last 3 years. The Covid-19 Recovery (Fast-Track Consenting) Act 2020 process has provided the opportunity to bring this approval (and construction) forward approximately 12-months compared to proceeding under the RMA. This would confirm / validate the design approach for Te Tauoma, and result in knock-on effects associated with bringing each of the subsequent development stages forward by approximately 12-months. This comprises a design and construction pipeline for the Auckland economy across the next 8-10 years, and the establishment of more than 1,500 dwellings on the site (including Stage 1A and 1B).

Applications for further stages will follow under the Resource Management Act 1991 process.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Lot 3 Deposited Plan 549278	Auckland Unitary Plan (Operative in Part)	H13 Business Mixed Use Zone	- Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay [rcp/dp] – W12, Mount Wellington, Viewshafts - Natural Heritage: Locally Significant Volcanic Viewshafts Overlay [rcp/dp] – W13, Mount Wellington	- Controls: Macroinvertebrate Community Index - Urban - Controls: Stormwater Management Area Control - OMARU STREAM, Flow 2
Lot 1 Deposited Plan 549278		I332 Tāmaki Precinct		

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Auckland Unitary Plan (Operative in Part)	H13.4.1 Activity Table (A45) New buildings are to be considered as a restricted discretionary activity	The proposal includes the construction of two apartment buildings containing approximately 191 dwellings and a single level of semi-basement / podium parking on the application site.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	I332.4.1(A10) (A10) New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building are a restricted discretionary activity	The proposal includes the construction of two apartment buildings containing approximately 191 dwellings and a single level of semi-basement / podium parking on the application site.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072

Auckland Unitary Plan (Operative in Part)	I332.4.1(A14) Development inconsistent with the approved Stormwater Management Plan for the Precinct is a restricted discretionary activity	The proposal seeks to update the approved SMP and accordingly triggers assessment under this Rule.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	I332.6.1 Maximum building height (1) Building must not exceed 24m in height. Consent is required under Rule C1.9(2) for the infringement of a standard.	The two towers each exceed the permitted maximum building height for the precinct, as set out below: - W4 (total height of approximately 44.92m above existing ground level, indicative infringement of 20.92m) - W5 (total height approximately 61.275m above existing ground level, indicative worst-case infringement of 37.275m) Architectural plans are available which illustrate the specific infringements as these vary across the site.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	Table E10.4.1 Activity Table (A3) Development of new or redevelopment of existing impervious areas greater than 50m2 within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1	The application site is within the SMAF2 area and the proposal will result in greater than 50m2 of additional impervious area.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	E12.4.1 Activity Table – All Zones and Roads (A6) Earthworks greater than 2,500m2 within business zones are to be assessed as a restricted discretionary activity	Earthworks across an area of 3,350m2 are proposed within the MU zone.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072

Auckland Unitary Plan (Operative in Part)	E12.4.1 Activity Table – All Zones and Roads (A10) Earthworks greater than 2,500m3 within business zones are to be considered as a restricted discretionary activity	Earthworks involving 6,065m3 are proposed.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	E25.4.1 Activity table – Noise and vibration (A2) Activities that do not comply with a permitted activity standard shall be considered as a restricted discretionary activity	Mott MacDonald predicts that elements of the proposed construction activity (specifically the proposed earthworks and construction of the sub-structure) will exceed the permitted activity standards for construction noise (E25.6.27.1) and the permitted activity standards for construction vibration at (E25.6.30) at some adjacent properties.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	E27.4.1 Activity table (A3) Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 is a restricted discretionary activity	The proposal exceeds the 100-dwelling threshold for residential development.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
Auckland Unitary Plan (Operative in Part)	E27.6 Development standards 1. Trip generation Where a proposal exceeds 100 dwellings, resource consent for a restricted discretionary activity is required.	The proposal includes 191 residential apartments and exceeds the 100- dwelling threshold. Accordingly, resource consent is sought under E27.4.1(A3) above.	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072
National Environmental Standard for Assessing and Managing Contaminants in Soil in Protect Human Health 2011	Regulation 10(1)	Elevated levels of asbestos exist in one location around an existing building and will need to be remediated prior to earthworks commencing	Restricted Discretionary Activity	261 Morrin Road, St Johns, Auckland 1072

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project

or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

A resource consent application for Stage 1B was lodged with Auckland Council in December 2020, prior to the decision to seek consent for the project under the Act. This application is for the same activities as would be authorised by the application lodged with the Council. Shundi Tāmaki has provided responses to further information requested by the Council under s 92 of the RMA, and the Council is reviewing those. The application is now on hold at the applicant's request pending the outcome of the current process under the Act.

Discussions with the Council have been productive. However, Shundi Tāmaki is seeking referral under the Act as it is anticipated that consent may be obtained (and construction commenced) approximately 12 months earlier than under the RMA scenario.

If the Minister refers the project to an expert consenting panel under the Act the application before the Council will be withdrawn prior to lodgement of an application with the panel.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

N/A

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

A Desktop Archaeological Authority have been prepared to support the overall Te Tauoma development (not just Stage 1B). That report concludes that no known archaeological sites or features are located within the broader site, and that the chance of discovering anything in the future is significantly diminished based upon the extent of earthworks undertaken previously on the site. No Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required to support the proposed works.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

The Shundi Group, including Shundi Tāmaki, is in a financially secure position, and is ready to undertake the project. If it is referred by the Minister and consent is obtained under the Act, Shundi Tāmaki will be able to immediately seek building consent and begin construction.

Resource consent has already been obtained for Stage 1A. Applications for the building consents for the four buildings included in that stage are being prepared and were due to be lodged at the time of preparing this application.

However, Shundi Tāmaki wants to construct Stage 1A and Stage 1B together. The two stages are adjacent, with a large common basement which connects them. There are also open spaces that will be shared between the two stages but are not included in the Stage 1A consent. Shundi Tāmaki will not implement the Stage 1A consent unless approval is obtained for Stage 1B. This is because approval for Stage 1B will essentially validate the 'towers in a park' design philosophy that will be rolled out in future stages. If consent is not obtained for Stage 1B, Shundi Tāmaki may need to completely revisit the design approach for the site.

While Shundi Tāmaki is doing everything it can to prepare to begin construction work on Stage 1A and 1B, the commencement of those works is contingent on obtaining resource consent for Stage 1B.

Since July 2021, Shundi Tāmaki has been engaging with sub-contractors for their early involvement in the design stage. The purpose of this is to achieve better design outcomes with competitive construction costs. The ECI (early contractor involvement) includes the concrete package, steel package, façade package, fitout package, metal decking package, crane package and scaffolding and propping package. These ECI-sub-contractors will be highly likely to be

recommended to the future main contractor to participate in the Te Tauoma project (and construction of Stages 1A and 1B in particular).

Shundi Tāmaki will be in a position to start construction on Stages 1A and 1B immediately once consent is obtained for 1B. Under the current timetable it is hoped that consent can be obtained for Stage 1B by March 2022. Shundi Tāmaki will take 7 months to complete the building consent application for the common basement and podium structure and obtain the approval from Council. It can then start construction of Stage 1A and 1B in October 2022. The building consents for the remainder of Stage 1B will be prepared during the basement construction.

The Shundi Group, including Shundi Tāmaki, is well placed to deliver on the employment and investment certainty objects of the Act. It is in a financially secure position, and if the project is referred by the Minister and consent is obtained under the Act, Shundi Tāmaki will be able to immediately seek building consent and begin construction. There will be no issues regarding funding the construction of the project. A report from Shundi Tāmaki has been provided with this application for referral. As noted in that report, the Shundi Group has built up a strong relationship with local banks in New Zealand, including China Construction Bank (NZ) Limited, in relation to its Seascape project in the Auckland CBD. That project includes New Zealand's tallest residential building.

The site itself also provides revenue to Shundi. It currently includes some 30,500sqm of commercial space across nine buildings, with access to more than 700 onsite car parks. To date, there are more than 20 business tenants in occupation, which contributes more than § 9(2)(b)(i) revenue annually for Shundi Tāmaki. A tenant schedule is attached to Shundi's report to provide evidence of Shundi's rental income.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

N/A

Local authorities

Detail all consultation undertaken with relevant local authorities:

Auckland Council

Shundi Tāmaki has been engaging with Auckland Council on this project since February 2018, firstly on the development of the overall Te Tauoma masterplan, then the Stage 1A development, and more recently on Stage 1B. The development of the masterplan is of relevance to Stage 1B as it was through that process, which involved design workshops with Council planning, urban design and landscape visual specialists as well the Auckland Urban Design Panel (AUDP), that the fundamental bulk and location of the Stage 1B building were endorsed (at officer level). Highly experienced senior Council staff have been involved in this process over the past 3.5 years through Auckland Council's Premium Resource Consents team.

The masterplan was presented to / workshopped with the AUCP on five occasions, with the Panel providing their endorsement to the general arrangement of the masterplan in terms of bulk and height in September 2019. The Stage 1B proposal remains consistent with that endorsed masterplan.

Subsequently, the Stage 1B design was presented to the Panel on five separate occasions throughout 2020, with the current design endorsed at the session in November 2020 subject to particular matters of detail being worked through with the Council team. Those matters have been satisfactorily resolved.

Resource consent for Stage 1B was lodged with Auckland Council on 22 December 2020. Further information requests were received in January and February 2021, with the application on hold since that time while those matters were being addressed. The majority of that time has been spent engaging cultural designers through the Cultural Design Team to work with mana whenua and Shundi Tāmaki on the cultural designs that are now incorporated the architecture of the two proposed buildings. All further information requests have now been responded to and the Council is reviewing that material. The application remains on hold at the applicant's request pending the outcome of this application to the Minister for referral.

Orakei Local Board and Maungakiekie-Tāmaki Local Board

Shundi Tāmaki met with representatives of both the Orākei and Maungakiekie-Tāmaki Local Boards on 2 August 2021 to brief them on the broader Te Tauoma development and the current consenting process for Stage 1B. Both Boards warmly received the presentation and noted a broad level of support for Shundi Tāmaki’s vision for the site and the extensive engagement with mana whenua. The Ngāi Tai ki Tāmaki representative attended the presentation in support of the project and presented to the Local Board on the mana whenua engagement approach and outcomes. A representative from Tāmaki Regeneration Company was also invited to attend the presentation (and did so). Six monthly ‘catch-ups’ between both Local Boards and Shundi Tāmaki are being scheduled going forward to enable two-way communication on Te Tauoma and other matters the Local Boards are involved in nearby.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Manaaki Whenua Landcare Research (owners and occupiers of 231 Morrin Road) and Ministry of Primary Industries (occupier of 231 Morrin Road)

Adjoining land owners / occupiers at 231 Morrin Road, St Johns, Auckland 1072.

Tūpuna Maunga o Tāmaki Makaurau Authority (Maunga Authority)

The Maunga Authority has mandate relating to Auckland's maunga, including important views to / from them, and between maunga.

Detail all consultation undertaken with the above persons or parties:

Manaaki Whenua Landcare Research (owners and occupiers of 231 Morrin Road) and Ministry of Primary Industries (occupier of 231 Morrin Road)

As background, Shundi Tāmaki engaged directly with representatives of Manaaki Whenua Landcare Research in 2020 relating to the Te Tauoma development generally, and the Stage 1A resource consent process specifically. Potential noise and vibration effects on the sensitive equipment, collections and biosecure facilities within their buildings were identified, with specific conditions agreed around the management of construction works to protect those features in particular. Concerns around construction traffic were also identified and subject to conditions of consent.

Shundi Tāmaki met with representatives from Landcare Research on 12 February 2021 to provide an update on the consenting approach for Stage 1B, and to confirm that the same conditions of consent had been offered as part of the Stage 1B application as agreed with Manaaki Whenua Landcare Research and Ministry for Primary Industries would form part of the current application.

Shundi Tāmaki have agreed to engage the same acoustic consultant that provides advice to Manaaki Whenua Landcare Research and Ministry for Primary Industries for the purpose of undertaking monitoring prior to works commencing on the site (under the Stage 1A consent), and met with them on 18 May 2021 to scope those works.

Tūpuna Maunga o Tāmaki Makaurau Authority

Shundi Tāmaki met with staff and consultant advisers to Tūpuna Maunga o Tāmaki Makaurau Authority on 26 August 2021 to discuss the broader Te Tauoma development, and specifically the Stage 1B proposition with them.

Conversations with the Maunga Authority are ongoing.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāi Tai ki Tāmaki Trust	Shundi Tāmaki has built a strong relationship with mana whenua over the past 3 years. The discussion below provides just a snapshot of what we believe to be a

	very impressive commitment to open and honest engagement, and true partnership, between Shundi Tāmaki and mana whenua. A more complete overview of the engagement is available in the form of the following documents: - Te Mana Motuhake o Te Tauoma (Cultural Masterplan) (attached) - Te Tauoma: Mana whenua Engagement Summary - CVA Summary Matrix All 14 mana whenua entities identified by Auckland Council as having an interest in the area were contacted in September 2018. Seven iwi engaged from the beginning, 3 deferred to other iwi or to mana whenua, while 4 iwi did not respond. Ngāi Tai ki Tāmaki Trust has been actively engaging since 2018. A Mana Whenua Forum (MW Forum) has been established including those iwi who wanted to engage, with 34+ hui undertaken to date. Through a dedicated ceremony, mana whenua gifted the name 'Te Tauoma' to the Shao family (Shundi Group). The purpose of this partnership and gift was to preserve the recent history of Te Tauoma, an historic maunga that once stood at the base of the north-eastern slope of Maungarei and the wider landscape. Mana whenua desire the rematriation and manifestation of the spirit and essence of Te Tauoma through cultural design. A Cultural Design Team including architecture & landscape advisers and iwi artists was established to give the MW Forum a design voice. This team has led the creation of Te Mana Motuhake o Te Tauoma (Cultural Masterplan) (attached) with mana whenua, which is giving a clear design direction to the project. As a reflection of the strong relationship that has grown, Ngāi Tai ki Tāmaki Trust and Cultural Design Team reps have appeared alongside Shundi Tāmaki at engagement events with Council, Urban Design Panel and Local Boards in support of the project. Shundi Tāmaki are grateful for the level of support shown.
Ngāti Maru Trust	The full engagement process detailed for Ngāi Tai ki Tāmaki is relevant to Ngāti Maru Trust and is not repeated here. Ngāti Maru Trust has been engaging with Shundi Tāmaki since September 2018 and is part of the MW Forum for the Project.
Ngāti Paoa Iwi Trust	The full engagement process detailed for Ngāi Tai ki Tāmaki is relevant to Ngāti Paoa Iwi Trust and is not repeated here. Ngāti Paoa Iwi Trust has been engaging with Shundi Tāmaki since September 2018 and is part of the MW Forum for the Project. However, since the departure of the Kaiarahi in December 2020 we are still awaiting the identification of their new representative to this project. Ngāti Paoa has appeared alongside Shundi Tāmaki at a presentation to the Auckland Urban Design Panel This is a reflection of the strong relationship that has grown, and Shundi Tāmaki are grateful for the level of support shown.
Ngāti Whanaunga Incorporated	The full engagement process detailed for Ngāi Tai ki Tāmaki is relevant to Ngāti Whanaunga Incorporated and is not repeated here. Ngāti Whanaunga Incorporated has been engaging with Shundi Tāmaki since September 2018 and is part of the MW Forum for the Project.
Te Patukirikiri Incorporated	The full engagement process detailed for Ngāi Tai ki Tāmaki is relevant to Te Patukirikiri Incorporated and is not repeated here. Te Patukirikiri Incorporated

	has been engaging with Shundi Tāmaki since September 2018 and is part of the MW Forum for the Project.
Te Ākitai Waiohūa Iwi Authority	TAW engaged with Shundi Tāmaki since September 2018 and was part of the MW Forum for the Project until their removal in July 2021. TAW belatedly raised concerns and provided a CIA in July 2021, the core issues including: - Consultation with TAW on the visual impact of tall buildings against the backdrop of Maungarei has been insufficient... If the MW Forum is intended to help facilitate consultation it has not been successful in this role. TAW believe a distinct lack of information available to them to make informed decisions. Response: This is refuted in its entirety. The MW Forum (including TAW) have been involved in design review and discussion dating back to 2019 with regard to the overall height and massing of the buildings and as a means of keeping the development visually subservient to Maungarei. Feedback through that forum resulted in buildings being reduced in height by up to 5 storeys, and the removal of an entire building For transparency, it is the above statements by TAW that led to Shundi Tāmaki removing TAW from what is ultimately a voluntary forum they're operating. The level of disruption to the Forum arising from TAW's continued presence proved untenable - No robust record of Māori values that apply to the maunga and little evidence of substantive discussion or consideration of cultural values and impacts despite the existence of the MW Forum. Response: Te Mana Motuhake o Te Tauoma sets out the cultural blueprint for Te Tauoma and has guided the development of the 8 proposed artworks across Stage 1B - In response to discussion within the reporting prepared for the application, TAW noted that it was never intended that the development would attempt to physically represent or act as a substitute for the natural features of a wāhi tapu. Response: Agreed. The Forum reviewed all documentation to ensure that the representation of cultural and spiritual values was appropriately reflected
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohūa	Actively engaged with the kaupapa for some time, however as of July 2020, they advised they will no longer be engaging with the project
Ngāti Whātua Orākei Trust	Deferred to Ngāti Paoa Iwi Trust
Te Rūnunga o Ngāti Whātua	Deferred to Ngāti Whātua Orākei Trust
Te Kawerau Iwi Settlement Trust	Deferred to mana whenua
Ngāti Tamaterā Settlement Trust	No response
Ngā Maunga Whakahii o Kaipara Development Trust	No response
Makaurau Marae Māori Trust	No response
Te Whakakitenga o Waikato Incorporated	No response

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

No details

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

N/A

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011**Customary marine title areas**

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

N/A

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

N/A

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Shundi Tāmaki were initially attracted to the site for a large-scale residential development as they recognised its potential to demonstrate a new approach to apartment living within Auckland, and to provide a positive influence on how Aucklanders perceive apartment living. The opportunity afforded by this 12-hectare brownfield site relates to:

- its size
- its location 300m from the Glen Innes train station (being 3 stops from the Britomart Station in downtown Auckland and all the associated employment, education and entertainment opportunities) and the Glen Innes town centre
- its relative isolation from sensitive land uses (nearest residential land is 300m+ away), with Light Industrial land to the south and east, the future Auckland Manukau Eastern Transport Initiative roadway running the full length of the eastern boundary of the site, Mixed Use zoned land to the north (Countdown, Dysart ITM and Auckland Landscape Supplies) and the sub-regional Colin Maiden Park to the west
- the existence of service infrastructure to

support development; and • the proximity to public facilities and amenities including Colin Maiden Park directly across Morrin Road

At a basic level, we consider the Site to be an excellent location for a significant residential development. Shundi Tāmaki's aim is to deliver a staged residential development that moves away from the more traditional low-rise design approach that result in a lot of land dedicated to building coverage and roading, and instead seek to retain as much of the site as possible as open space. This is achieved by limiting roading and car parking, placing all cars underground / underneath buildings, and constructing a series of apartment towers within a park-like setting, combining publicly accessible open spaces with communal and private. Height infringements are required to support this design philosophy.

This application relates to Stage 1B and incorporates the construction of two significant apartment buildings, including the tallest within the master-planned development at 18 storeys, a single level basement / podium that links with the approved Stage 1A development, and two large communal open spaces.

The Project will give rise to temporary adverse effects associated with demolition and construction activities, including noise and vibration, traffic movements, earthworks and contamination remediation. These are all common occurrences within the Auckland region and are able to be appropriately managed through standard industry best-practice measures. Detailed assessments of these matters have been prepared and are available upon request, however no further commentary is provided on those matters here as the adverse effects are well known and manageable via standard conditions of consent. The one exception is the adjoining property at 231 Morrin Road which is owned and occupied by Landcare Research and also occupied by MPI. Specific conditions of consent relating to noise, vibration and construction traffic were agreed with those parties during the processing of the Stage 1A application, and those same conditions are offered through to manage and mitigate construction effects arising from Stage 1B.

The longer-term effects relate to the provision approximately 191 residential apartments, the design and function of the development and its relationship to the locality. These effects are largely positive and relate to the provision of safe, healthy and efficient housing in a location that supports active and public transport modes. The strong mana whenua cultural outcomes for the project are also viewed as of significant benefit in terms of the relationship of those iwi with the area, as well as the broader public awareness and acknowledgement of those traditional associations. Our assessment of adverse effects relies upon the specialist inputs listed under 'Project Details' above. Some of those inputs are attached to this application and others are available upon request. The following serves as a summary overview of the anticipated and known adverse effects of the proposal:

Economic effects The significant economic effects associated with consenting the project under the Act are summarised above and detailed fully in the Economic Impact Assessment (EIA) by Market Economics (attached), who have described and quantified the economic impacts of consenting this project under the Act as follows:

- While recent levels of construction activity are likely to be maintained over the next 6-12 months, the outlook beyond that is highly uncertain and there is a real risk that construction activity will slow, jeopardising local jobs. It is unclear what the impact of COVID-19 is on the pipeline of work for firms specialising in large-scale commercial construction. Te Tauoma will assist in sustaining this sector (and many others) within the Auckland region who are suffering from a downturn in economic activity and the uncertainty of the economic climate
- The benefit of consenting Stage 1B under the Act is clear. Local jobs (primarily in the construction sector) are created in the short-term future, with the construction expected to begin in 2022, 12-months sooner than could likely occur under the RMA scenario
- Te Tauoma will contribute directly to the economic growth of the Auckland region and indirectly to the rest of New Zealand. The construction is expected to create \$288m in direct value added to the Auckland Region across 9 years, sustaining 5,470 FTE jobs. The value-added effect increases to \$837m sustaining 13,840 FTE jobs across 8 years. A detailed breakdown of jobs across years and industries is provided at Figure 1 of the EIA.
- Providing consent under the Act for Stage 1B generates a net additional contribution to GDP of approximately \$58m in current dollar terms

The scale of Te Tauoma represents a significant contribution to the supply of housing in the Orākei Tāmaki area, and will help ensure that the Auckland isthmus has a range of residential options available for prospective households

Character, amenity and streetscape effects As described above, no singular character exists within the wider area; rather an eclectic mix derived from the junction a number of highly varied urban forms supporting a range of activities (including industrial, commercial, active and passive open spaces and the Glen Innes town centre, all within the broader context of the surrounding suburban residential neighbourhoods). Accordingly, while the proposed

development needs to acknowledge the adjacent and nearby context, it is not possible to reflect or mimic those. The scale and nature of the proposed development will bring a new aesthetic to the area; one that represents a new way of delivering high-intensity residential accommodation in Auckland, and that takes advantage of the significant opportunity afforded in this particular instance by the size of the site, the lack of sensitive neighbours (the nearest residential sites are 300m+ to the south and northwest), the proximity of transport and employment opportunities and existing community infrastructure.

Shundi Tāmaki's vision for the full masterplan development is to give expression to a 'towers in the park' design philosophy, which seeks to deliver apartment buildings using height as a means of reserving the ground plane for people. Cars are to be within basements as much as possible, with building footprints kept (relatively) small in order to maximise communal open space within the development. Stage 1A (consented) is the first phase of development and given its frontage to Morrin Road, provides a more traditional design response in how it addresses the street, but it sets the tone for the scale and type of development intended for the site.

Mana whenua holds the cultural understanding and deep connection to the whenua within and surrounding Te Tauoma and have been fully involved in the evolution of the broader project and the Stage 1B development proposal. Mana whenua desire the rematriation and manifestation of the spirit and essence of Te Tauoma through cultural design. The proposed Stage 1B development incorporates eight cultural design elements that seek to elevate this broader cultural narrative across the development.

The overall masterplan layout has been carefully considered to ensure significant levels of amenity is provided to residents to support the proposed residential intensity. This amenity is provided in terms of family-centric apartments design, solar access, outlook from apartments, open space amenities (including private, communal and publicly accessible spaces) and landscaping features. Consideration has also been given to how Stage 1B interacts with Stage 1A, and with the future stages of the masterplan development.

The over-height elements of W4 and W5 will be screened by the Stage 1A development along much of the Morrin Road frontage, and when seen, will present obliquely to the road and is set back into the site. Those elements that are visible, particularly when viewed from the Merton Road / Morrin Road intersection, may be further screened by future development at the northern end of the site.

The combination of the circa 62m separation (north-south) between the two proposed buildings and the relatively dramatic variations in height between those two buildings and the Stage 1A buildings ensures that Stage 1B buildings are viewed as a pair and quite distinct from the Stage 1A buildings. The façade treatments between the two sub-stages are differentiated, with W1-W3 including strong horizontal emphasis, while the Stage 1B buildings present a more vertical emphasis.

The proposed buildings have been designed with input from wind specialists to ensure that the wind environment throughout the development contributes to spaces being fit-for-purpose both within the site and on adjacent public streets and open spaces.

Overall, while the character of the proposal will be different to those of surrounding areas, the proposal will contribute to the staged establishment of a new character for this large development site and sits comfortably within the existing and planned context of the broader environment.

Landscape and visual impact effects Reset Urban Design (Reset) has prepared a LVA which details the existing landscape environment within which the proposal sits, and the landscape and visual impacts of the proposal within the local and wider environment. The 'anticipated development' provided for through the Auckland Unitary Plan (Operative in Part) is an important element to that assessment.

Reset considers both the current landscape attributes of the site and the landscape sensitivity to change to be 'low' given the highly modified nature of the site. The mixed pattern and scale of the surrounding industrial and commercial land uses and the low quality of the natural landscape within those areas inform the 'low' landscape value of the immediately surrounding area. Colin Maiden Park immediately across Morrin Road is an exception, being a significant green space and sub-regional recreation asset.

Within the wider context, Maungarei is a prominent volcanic form with considerable presence, and is the focus of many local views. The connection between Maungarei and other maunga in the wider Auckland landscape, and the Tāmaki River, contributes to the unique character of the area. The relationship between the proposed development and Maungarei has been very carefully considered through pre-application engagement with mana whenua, Auckland Council and the Auckland Urban Design Panel. A key focus of that work was to ensure that while achieving 'height'

(and therefore enabling high levels of open space within Te Tauoma) the overall scale, form and location of development sits subservient to Maungarei within the wider landscape context.

A large number of representative viewpoints have been agreed with Auckland Council through pre-application discussions and have been used to identify and assess the potential effects of the proposed development on the visual amenity of the surrounding areas. Reset's extensive assessment is set out in full in the LVA, and the following is noted from their overall conclusion:

"The site is at the intersection of several different land uses and is a highly modified landscape with little or no noted significant natural features or values, and low quality of landscape attributes...The landscape character of the site is of higher quality due to the unique characteristics of the surrounding volcanic environment and associated cultural values. Although the proposed buildings are over height, the particular layout and façade design ensures that they will not greatly detract from the volcanic cone. A thorough process of engagement with mana whenua throughout the design process ensures cultural value impacts are minimised or appropriately mitigated, and a strong cultural narrative is incorporated into the development.

When [the distant, intermediate and local views are] considered collectively, it is concluded that even though the Stage 1B development will create a high level of change, the Site can accommodate the proposed development without significantly diminishing the landscape values. The character of the landscape will be impacted by the proposed development, but it is anticipated that future development within the area will reduce the overall impact of the scale of the proposal. With a comprehensive maintenance and management programme the landscape will be maintained to a high quality.

It is considered that as the level of sensitivity of the site to visual change is generally low to moderate, the mitigation measures applied to the development are effective at reducing the impacts and the overall adverse effects of the proposed on the landscape and visual amenity are considered to be an acceptable change within the surrounding environment."

Dominance, shading and privacy effects Despite the over height elements, any potential dominance effects on adjoining properties or public spaces are considered to be less than minor. Key mitigating factors include the size of the site and the location of the tall building elements centrally within it which provides significant physical separation to adjoining private and public land (particularly to the north and east), and that the Stage 1B development is screened to the west and south by the consented Stage 1A development. The lack of sensitive adjoining land uses is also noted.

For the same reasons, shading impacts of Stage 1B are not considered to be significant. Small areas of additional shading occur across 231 Morrin Road between 9-10am during winter months, while some shading of the elevated northern edge of Morrin Reserve results from the proposal in winter between 11am-2pm. At the equinox the majority of additional shading falls within the application site. The only shading derived from the proposed towers on other land (over and above that derived from the approved Stage 1A buildings) is two small areas on the Landcare Research / MPI site at 231 Morrin Road at 9am. One area falls on the ground at the northern edge of the property, immediately abutting the Gate C access that Landcare Research and MPI rely on for vehicular access to their site, while the other falls on the roof. Shading of areas has gone by 10am. In summer the shading derived from the towers barely leaves the Shundi site between the hours of 9am and 5pm.

Given the lack of sensitive adjoining activities, the proposed towers are considered to give rise to negligible privacy effects on property outside the application site.

Operational transport effects Mott MacDonald have prepared an ITA to inform an overall transport approach for the development, and a TIA specifically relating to Stage 1B. While future stages will trigger a more significant upgrade of existing Gate A access into the site, a relatively discrete raised platform crossing is able to be implemented to enhance pedestrian safety at the intersection. Traffic generation is able to be accommodated within the adjoining network.

Infrastructure effects A site-wide SMP has been prepared to inform the overall stormwater approach for Te Tauoma. A key approach for this full site development is that the existing impervious surface levels on site are maintained and are not increased by the development, thus minimising any downstream stormwater effects. Where possible this seeks to bring water to the surface through a treatment train approach, with all stormwater ultimately discharging to the downstream network via the existing on-site stormwater pond. Stage 1B is consistent with the SMP and forms part of the early implementation phases of that document. Adverse effects are anticipated to be less than minor. Reticulated water and wastewater networks are able to accommodate the proposed development, with upgrades and realignments needed within the application site. Adverse effects are anticipated to be negligible.

Cultural effects As detailed earlier in this application, Shundi Tāmaki has established a strong working relationship with mana whenua (MW), with a number of shared outcomes that provide clear acknowledgement of the regard the applicant has for Māori cultural associations with the area, and for continued open and honest dialogue about the direction of the development.

Five CVAs have been received for the broader Te Tauoma development, which have informed the creation of Te Mana Motuhake o Te Tauoma (Cultural Masterplan).

Eight cultural design elements are incorporated within the architecture of the two Stage 1B buildings (as detailed in the Te Mana Motuhake o Te Tauoma), with numerous additional landscape / naming / gateway opportunities also available through ongoing engagement through the MW Forum and the Te Tauoma Cultural Design Team (detailed earlier in this application).

Additionally, opportunities for direct MW input into the detail of the various environmental monitoring plans has been offered through the MW Forum and via conditions of consent, including:

- Stormwater Management Plan
- Erosion and Sediment Control Plan
- Contaminated Site Management Plan & Remediation Action Plan

Shundi Tāmaki has agreed to cultural observation of all earthworks in order to monitor for possible cultural archaeological finds, and the implementation of an Accidental Discovery Protocol for earthworks. Outside the consenting process, the MW Forum is establishing a Cultural Management Plan for Te Tauoma (including Kōiwi management elements) which Shundi Tāmaki will look to adopt.

While only MW can confirm the extent to which a proposal may impact cultural values, on the basis of the strong relationship built with MW and their ongoing partnership in the development, we believe that no significant adverse cultural effects will result.

Conclusion Overall, we consider that there are no significant adverse effects associated with the proposal. The majority of adverse effects are able to be mitigated to an appropriate level by relatively standard conditions of consent, while the building design and function contributes positively to the locality, taking advantage of the opportunity afforded by the specifics of the site and location. There will be significant positive effects associated with the economic benefit of the development to Auckland in particular and New Zealand more broadly.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

National Policy Statement on Urban Development 2020

The NPSUD sets out objectives and policies that apply to all decision-makers when making planning decisions that affect an urban environment. Auckland Council is a Tier 1 local authority.

Overall, it is considered that the project will directly contribute to the successful delivery of the outcomes sought through the NPSUD. The site is already appropriately zoned, served by infrastructure, and well-located proximate to employment, education, transport, open space and other recreation facilities. The endorsement of the proposed height infringements will enable a built form that provides a high-quality residential environment for an intensive residential population and is in our view precisely the type of development the NPSUD is seeking to enable.

The NPSUD sets out objectives and policies that apply to all decision-makers when making planning decisions that affect an urban environment. The assessment below considers the performance of the project against the objectives and policies of the NPSUD under general themes.

Purpose of the RMA – objective 1, objective 4, policy 10

- The proposal contributes to a well-functioning urban environment, albeit in a manner not seen before in New Zealand. The intention behind the ‘towers in a park’ philosophy is that intensive residential population is housed in towers vertically, with parking underground, as a means of retaining the ground plane for landscaping and amenity for residents. This approach prioritises communal and publicly accessible open spaces over private open space and relies on high quality architectural and landscaping responses to support the more prominent development form

- While taller than the stated 24m height limit for the site, the scale of the site and lack of sensitive neighbours presents the opportunity to deliver the tower typology while managing the landscape visual and character impacts. This is acknowledged within the Tāmaki Precinct provisions in the Auckland Unitary Plan, and supported by the range of employment, transport and amenity options within easy access of the site
- Importantly, part of the opportunity presented by this site is that it is largely able to rely on existing infrastructure, with only located upgrades required to support the proposal.

Housing affordability – objective 2, policy 1, policy 11

- The project supports housing affordability through the provision of intensive residential housing, largely geared towards families, supported by some non-residential activities (not provided through this application)
- It will allow more people to live in an area that is well served by existing and planned public transport.
- As noted above, the ability to largely rely on existing infrastructure also keeps the cost of housing down.

Regional Policy Statement – objective 3, policy 3, policy 4, policy 7

- The site is within a short walk of the Glen Innes town centre and the Glen Innes train station, and well-connected to major arterial roads, which opens up access to key employment areas such as the city centre and East Tāmaki.
- The Tāmaki Precinct provisions enable development up to 6-stories, however given the specific characteristics of this site, it has the ability to accommodate development of a much greater height where it is supported by high-quality architectural and landscape design. The design achieves an excellent balance between residential density and residential amenity and is an appropriate design response in an urban environment that includes a high level of existing infrastructure and community amenity, and a lack of sensitive neighbouring land uses (the site adjoins land zoned Light Industry, and is opposite land zoned Mixed Use and Open Space – Sport and Active Recreation).

Treaty of Waitangi – Objective 5, Policy 9

- Shundi have ensured that mana whenua have a core role in the development and implementation of this project. Mana whenua have reciprocated that trust and respect by bestowing the traditional name 'Te Tauoma' to the project. The engagement process and outcomes of it are detailed in the Mana Whenua Engagement Summary prepared by NativebyNature which is available on request.
- While a lot of the discussions and outcomes of that ongoing engagement process sit outside the regulatory framework within which this application is being considered, a number of specific outcomes for ongoing Mana Whenua involvement and decision-making will be proffered by the applicant as conditions of consent.

Local Authority Decisions – Objective 6, Policy 6, Policy 8

- Given the location of the site in a brownfield development context, this project is largely able to rely on existing transport and servicing infrastructure, with only local upgrades necessitated. This means that the site is development ready and does not necessitate the significant upfront public and private expenditure on infrastructure provision that is commonly associated with greenfield development
- The project will add significantly to development capacity and contribute to well-functioning urban environments. Stage 1B includes approximately 191 residential apartments, largely geared towards housing for families. Stage 1A included a further 220 apartments. Overall, it is anticipated that the Te Tauoma development will comprise over 1,500 apartments and will be constructed over the next 8-10 years.

New Zealand's urban environments – Objective 8, Policy 1

- The location of the project supports a reduction in greenhouse gas emissions through the opportunity for a transport mode shift in favour of active and public transport options. This is derived from a combination of the destinations (open space, community facilities, recreation) that are near to the site, and access to employment and education areas via public transport.
- As noted above, the application offers a different living approach to those available elsewhere in Auckland. The residential population will be supported by commercial activities on site (not provided for as part of this application), but not at a level that is likely to impact the nearby town centre or other business areas. In fact, the influx of residents in the area will likely have positive impacts (over time) on the vitality and success of the Glen Innes town centre.
- As mentioned above the project will contribute to a well-functioning urban environment, in that it will provide a variety of homes that meet the needs of different households.

- Shundi Tāmaki has engaged Done Project Planning + Delivery (Done.) to undertake an initial review of the Te Tauoma Stage 1B development against Homestar V5 which was released in August 2021. The Homestar Report prepared by Done. is attached to this application. Based upon the initial target score of 84/120 as set out in the Homestar Report, Shundi Tāmaki are targeting achieving a Homestar rating of 7 or 8 for the Te Tauoma Stage 1B development. A further report is being prepared for Stage 1A, as well as a project wide target that will inform the design of future stages of the Te Tauoma project from the beginning of design thinking.

National Policy Statement on Freshwater Management 2020 (NPSFW)

The proposal appropriately manages any potential contaminants from the site to ensure that they do not affect freshwater systems and that the overarching objectives of the NPSFW are met.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-C)

A restricted discretionary consent is required under Regulation 10 of the NES-C as the proposed change of use and soil disturbance do not meet the requirements of a permitted activity under Regulation 8 of the NES-C, and as the detailed site investigation for the site has shown that the soil contamination does exceed the applicable standard for residential land use. As noted above a DSI has been prepared by 4Sight Consultants and is available on request. The DSI identifies a discrete area of asbestos contamination around the existing buildings. The DSI includes a Remediation Action Plan and Contaminated Site Management Plan which will be implemented during construction and will ensure that the site is remediated appropriately.

The proposal will appropriately remediate the site in a manner that protects human health, and to an extent sufficient to support the safe use of the site for high density residential land use.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently 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”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

Market Economics has undertaken an extensive analysis of the economic benefits including employment opportunities that are generated by this project. This is included as a supporting document.

As explained in the Market Economics report, the benefits for people and industries affected by COVID-19 are clear. While building consent data shows that recent levels of construction activity in Auckland are likely to be maintained over the next 6-12 months, the outlook beyond that is highly uncertain and there is a real risk that construction activity will slow, putting local jobs on the line. It is also unclear how the large-scale commercial construction sector has been affected by COVID-19 and what the outlook is for firms which specialise in this type of construction.

At the beginning of 2020, the construction sector directly employed about 62,000 people across 25,000 businesses in the Auckland region, being a significant proportion of the total regional workforce. It is important to keep workers in this sector employed and avoid escalating unemployment and underemployment. The best way to do that is to ensure that there is a steady stream of projects in the development pipeline, that way businesses and workers have surety of employment over longer periods so can invest in plant and equipment as well as training and new staff.

In addition, the sector can provide a significant number of job opportunities, across a range of skill levels, for workers in industries adversely impacted by COVID-19. The sector also has strong links into a wider value chain such that additional activity in the construction sector is supported by additional activity in the manufacturing and services sectors.

Local jobs, primarily in the construction sector, will be created by this project in the short-term future, with the construction expected to begin in 2022 – 12 months sooner that could be likely under a traditional resource consent process under the RMA.

In 2022, the Fast-Tracked development will directly sustain approximately 123 FTE jobs (for a year) across a range of sectors. By 2023, this total could increase to around 655 FTE jobs sustained as the construction begins, and this is expected to peak at 819 in 2027. Overall, the development proposed could sustain a cumulative total of around 5,472 FTE jobs (for a year) by completion in 2030 if approved under the Act. The direct jobs are assumed to be sustained in the Auckland region. Please refer directly to Figure 1 of the EIA for more detailed breakdown of jobs across years and sectors.

Further to the above, the Fast-Track scenario is projected to sustain the equivalent of about 13,842 FTE jobs (for a year) once the direct and induced effects are added. These indirect impacts will reach to areas outside of Auckland also, including the North Island and the rest of the New Zealand.

The cumulative direct value added from the present to completion, is projected to be around \$9(2)(b)(ii). Under the Fast-Track scenario, Te Tauoma begins to contribute value added to the New Zealand economy in 2022, ramping up quickly to contribute over \$9(2)(b)(ii) (in 2016 dollars) in 2023. Direct value-added peaks in 2026 and 2027 with \$9(2)(b)(ii).

The development is anticipated to stimulate around \$9(2)(b)(iii) of direct plus indirect and induced added value (GDP).

When the total impacts of the two consenting pathways (RMA v the Act) are compared, the fast-track pathway generates approximately \$9(2)(b)(iii) more value added (GDP) than the RMA pathway. These benefits relate directly to the earlier commencement of construction under the fast-track scenario.

Project's effects on the social and cultural wellbeing of current and future generations.

The population of Auckland is expected to grow significantly over the long term. The Orakei Tāmaki area is projected to accommodate around 72,000 households in 2023, rising to around 93,000 in 2043. The Auckland Plan identifies existing Auckland urban areas such as the application site as suitable for growth and intensification. The application responds to the direction set in the Auckland Plan through the provision of additional housing in an area of identified need. This project will offer a significant increase in housing supply which will meet the social needs and contribute to the wellbeing of current and future generations of people living in the Tāmaki area (and Auckland, generally). It will deliver housing in a manner that has not been attempted previously, being an apartment development for families and a focus on maximising open space around buildings.

In more recent years, the wider Tāmaki area has been experiencing area-wide redevelopment to provide new residential development consisting of a variety of housing typologies including walk-up apartments, townhouses/duplexes etc. The suburb of Stonefields has been fully developed over the past 15 years, with development throughout that suburb becoming increasingly intensive as development progressed.

Therefore, this project will help meet the social needs of Tāmaki by providing housing quickly.

The project will also contribute to cultural wellbeing. Mana whenua have been consistently engaged with over the past 3 years and have been afforded the opportunity to articulate what they value, the traditional cultural aspects of the broader landscape, and what their priorities are (via CVAs and discussions). Mana whenua have a direct line of input into the project through the Mana Whenua Forum, and a design conduit through the Mana Whenua Design Team which is entrusted with articulating those values and traditions through design elements of the project. Mana whenua have a review and advisory role in the design and implementation of this project.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

Shundi Tāmaki intends to construct Stage 1A and Stage 1B together. The two stages are adjacent, with a large common basement / podium which connects them. Shundi now seek resource consent for the Stage 1B project. Shundi Tāmaki will not implement the Stage 1A consent unless approval is obtained for Stage 1B. This is because approval for Stage 1B will essentially validate the 'towers in a park' design philosophy that will be rolled out in future stages. If consent is not obtained for Stage 1B, Shundi Tāmaki may need to completely revisit the design approach for the site. In this regard, Stage 1B approval has been a consistent milestone target for the project over the last 3 years. The Covid-19 Recovery (Fast-Track Consenting) Act 2020 process has provided the opportunity to bring this approval (and construction) forward approximately 12-months compared to proceeding under the RMA. This is because of the delays associated with the notification and hearing process that is anticipated for a project of this scale under the RMA, and the broader appeal rights. Obtaining consent 12 months earlier will enable construction to commence 12

months earlier, and result in knock-on effects associated with bringing each of the subsequent development stages forward by approximately 12-months. This comprises a design and construction pipeline for the Auckland economy across the next 8-10 years, and the establishment of more than 1,500 dwellings on the site (including Stage 1A and 1B).

Shundi Tāmaki will be in a position to start construction on Stages 1A and 1B immediately once consent is obtained for 1B. Under the current timetable it is hoped that consent can be obtained for Stage 1B by March 2022. Shundi Tāmaki will take 7 months to complete the building consent application for the common basement and podium structure and obtain the approval from Council. It can then start construction of Stage 1A and 1B in October 2022. The building consents for the remainder of Stage 1B will be prepared during the basement construction.

This project will help to increase the housing supply and residential capacity in this part of Auckland sooner. If consented under the Act, dwellings will come to the market earlier, helping to alleviate a housing shortfall in the short term and helping ensure demand is met at as low a price as possible. This is also addressed by Market Economics in its report.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

As set out in the EIA by Market Economics, in 2022, the Fast-Track development will directly sustain approximately 123 FTE jobs (for a year) across a range of sectors. By 2023, this total could increase to around 655 FTE jobs sustained as the construction begins, and this is expected to peak at 819 in 2027. Overall, the development proposed could sustain a cumulative total of around 5,472 FTE jobs (for a year) by completion in 2030 if approved under the Act. The direct jobs are assumed to be sustained in the Auckland region. Please refer directly to Figure 1 of the EIA for more detailed breakdown of jobs across years and sectors (Figure 3.2 compares those figures against the RMA scenario). Further to the above, the Fast-Track scenario is projected to sustain the equivalent of about 13,842 FTE jobs (for a year) once the direct and induced effects are added. These indirect impacts will reach to areas outside of Auckland also, including the North Island and the rest of the New Zealand.

By comparison, if Stage 1B were consented under the RMA, there is a longer time period estimated for approval. This means that construction does not start till the 2023 and runs till the end of 2031. While the number of jobs does not change (as it is assumed there are no total cashflow variations), the employment benefit is delayed by the RMA process.

Housing supply:

Stage 1B is expected to deliver approximately 191 dwellings. Construction of approved Stage 1A dwellings is linked to approval of Stage 1B. Accordingly, the approval Stage 1B will enable (approximately) 88 dwellings in 2024 (Stage 1A), an additional 132 dwellings in 2025 (Stage 1A) and an additional 191 dwellings in 2026 (Stage 1B).

The overall Te Tauoma development is planned to increase the housing supply by delivering over 1,500 residential apartments within the Orākei Tāmaki area by 2030. In this regard, the approval of Stage 1B will be a catalyst for a significant addition to residential capacity in the area.

Providing capacity to meet residential demand in a timely manner helps keep home ownership affordable. Higher density residential apartments translate to lower priced units (all else being equal) and subsequently lower housing costs, due to the lower amount of land on a per dwelling basis. The project therefore provides greater opportunities for more affordable housing (in a relative sense) compared with no development proceeding.

The project will provide a unique housing option for Aucklanders, being apartments in a development specifically designed for families which high levels of outdoor space and amenity provided to support residents. It presents an alternative housing choice to the standard free standing/terrace products largely favoured by developers.

Under the fast-track scenario, the dwellings are likely to come to market earlier, helping alleviate a housing shortfall in the short term and helping ensure demand is met at as low a price as possible.

Contributing to well-functioning urban environments:

The proposal contributes to a well-functioning urban environment, albeit in a manner not seen before in New Zealand. The intention behind the 'towers in a park' design philosophy is that intensive residential population is housed in towers vertically, with parking underground, as a means of retaining as much of the ground plane as possible for landscaping and amenity for residents. This approach prioritises communal and publicly accessible open spaces over private open space and relies on high quality architectural and landscaping responses to support the more prominent development form. It also provides a family-centric apartment development within Auckland, which is a typology not currently available in the market.

While taller than the 24m height limit for the site in the Unitary Plan, the scale of the site and lack of sensitive neighbours presents the opportunity to deliver the tower typology while managing the landscape visual and character impacts. This is acknowledged within the Tāmaki Precinct provisions in the Unitary Plan, and supported by the range of employment, transport and amenity options within easy access of the site. Importantly, part of the opportunity presented by this site is that it is largely able to rely on existing infrastructure, with only localised upgrades required to support the proposal.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

This criterion is of limited application to this proposal. The project can be serviced by existing infrastructure networks with only localised upgrades are required.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

N/A

Minimising waste:

Shundi Tāmaki has engaged Done Project Planning + Delivery (Done.) to undertake an initial review of the Te Tauoma Stage 1B development against Homestar V5 which was released in August 2021. The Homestar Report prepared by Done. is attached to this application. Based upon the initial target score of 84/120 as set out in the Homestar Report, Shundi Tāmaki are targeting achieving a Homestar rating of 7 or 8 for the Te Tauoma Stage 1B development. A further report is being prepared for Stage 1A, as well as a project wide target that will inform the design of future stages of the Te Tauoma project from the beginning of design thinking.

Mana whenua have expressed the management of waste, recycling and food waste as a priority, and according Shundi Tāmaki are targeting the LV3 credit 'Eco-Friendly Living' checklist which include requirements around waste separation, both within individual apartments and communal facilities.

At this early stage in the process, planning can take place to minimise waste through the construction process. Shundi Tāmaki are targeting 4/6 credits available under EN4 'Construction Waste' through inclusion of Homestar requirements in contractor tendering and contractor documentation. Contractual requirements for progress reporting will be included.

Options for water reuse within the development are available, including stormwater reuse within the buildings for toilets and within the laundry.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

A key opportunity that was immediately identified by Shundi Tāmaki through their purchase of the site in 2017 was that the location broadly supports a reduction in greenhouse gas emissions through the opportunity for a transport mode shift in favour of active and public transport options. This is derived from a combination of the destinations (open space, community facilities, recreation) that are near to the site, and access to employment and education areas via public transport.

As noted above, following an initial review by Done. Project Planning + Delivery, Shundi Tāmaki are targeting achieving a Homestar rating of 7 or 8 for Te Tauoma Stage 1B, with further targets to be established for Stage 1A and the Te Tauoma development overall. The Homestar ratings system provides for a broad range of environmental benefits during the construction and operation of the buildings, as well as benefits to future tenants through the establishment

of healthy living environments and lower operational costs. Specific contributions to reduced environmental impact and transition to a low-emissions economy targeted include:

Mandatory typology-based minimums• Thermal modelling and ventilation analysis will be undertaken on an apartment by apartment basis to determine compliance with mandatory minimum requirements prescribed in credits credit EF4 'energy use', credit HC1 'Winter comfort', credit HC2 'Summer comfort' and credit HC3 'Ventilation'.
Project-wide• The medium and high-rise nature of Te Tauoma Stage 1 achieves full credit for EF2 'Urban density'.
• Credit LV3 'Eco-Friendly Living' as it relates to waste separation during the operation phase of the development but within apartments and the communal on-site facilities
• Credit LV4 'Sustainable transport' is achieved through proximity to cycleways, bus stops, on-site cycle parking and EV charging. There is also a general approach to limiting the number of car parks overall given the excellent public transport access and facilities that can be accessed via active modes.
• Credit EN2 'Embodied carbon', Shundi Tāmaki will undertake a life cycle assessment to see where the design currently sits and to inform necessary changes to design / specification to meet different points within this category
• Credit EN3 'Sustainable materials'. Material specification has not yet been fully defined, enabling Shundi Tāmaki flexibility to target 6/10 points within this category.
• Credit EN4 'Construction waste'. Shundi Tāmaki are targeting 4/6 credits available under EN4 'Construction Waste' through inclusion of Homestar requirements in contractor tendering and contractor documentation. Contractual requirements for progress reporting will be included.
Non-mandatory typology-based credits• EF1 'Resource efficiency', target of 2.5/4 points primarily relating to apartment site and lower operational requirements

Promoting the protection of historic heritage:

In acknowledgement of the commentary around Mana Whenua's interest in the land (whenua) a Preliminary Archaeological Assessment has been prepared by Archaeology Solutions as a means of understanding the potential for culturally significant finds during the proposed earthworks. This report is available on request.
The report concludes that no such findings are considered likely but does seek to put in place certain protocols that will ensure any finds are dealt with appropriately.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The site is not subject to any identification of natural hazards in terms of Auckland Council information databases. As far as the applicant is aware, there is no history or suggestion that natural hazards impact this property.

Other public benefit:

The public benefits of the application (Te Tauoma Stage 1B) have been fully canvassed above. The wider project includes provision for publicly accessible pedestrian and cycle routes through the site connecting Morrin Road, Merton Road and the future AMETI corridor, with publicly accessible open spaces within the project to be delivered as part of future stages.

Whether there is potential for the project to have significant adverse environmental effects:

The project will not generate significant adverse environmental effects. This is explained further in Part VII of this application and will be addressed in detail in the application for consent if the Minister accepts this project for referral.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The site is not subject to any identification of natural hazards in terms of the Auckland Council information databases. As far as the applicant is aware, there is no history of, or suggestion that, natural hazards impact this property.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Ross Cooper

02/10/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.