



BRF-920

14 December 2021

Shundi Tamaki Village Limited

c/- Ross Cooper

Senior Planner

Tattico Limited

s 9(2)(a)

Dear Ross Cooper

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Te Tauoma Stage 1B

Thank you for Shundi Tamaki Village Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Te Tauoma Stage 1B project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to establish a residential development that includes two residential buildings, communal outdoor courtyards, a podium which overlies a single-level basement parking area, vehicle and pedestrian accessways and public open space, at 261 Morrin Road, St Johns, Auckland.

The project will involve activities such as demolishing existing buildings, earthworks (including disturbance of contaminated soil), discharging stormwater and contaminants to water and land, constructing two residential buildings and associated facilities, constructing infrastructure for three-waters services, constructing vehicle access, loading and parking areas, roading and pedestrian accessways, and developing land for public and residents' use including by landscaping and planting.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 897 direct full-time equivalent jobs over the project construction period
2. increase housing supply through provision of approximately 191 residential units
3. contribute to a well-functioning urban environment through the provision of a variety of housing types with on-site amenities in a location that has good access to work places, community services, existing and planned public transport, and natural and open spaces
4. progress faster than would otherwise be the case under standard Resource Management Act 1991 processes, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

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

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

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

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from Ngāti Koheriki Claims Committee as an additional group to those specified in clause 17 Schedule 6 of the FTCA.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. Once this Order is made you will be able to lodge your applications for resource consent with the EPA

for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

In addition, I have also decided to provide a copy of this decision to Ngāti Koheriki Claims Committee.

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

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)-(m) FTCA:

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

Additional relevant Ministers:

Associate Minister for the Environment (Urban Policy)

Local authorities:

Auckland Council

Other parties:

Auckland Transport

Ngāti Koheriki Claims Committee

Relevant iwi authorities:

Te Kupenga o Ngāti Hako Incorporated
Ngaati Whanaunga Incorporated Society
Ngāi Tai ki Tāmaki Tribal Trust
Ngāti Maru Rūnanga Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Ngāti Tamaoho Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua
Ngā Maunga Whakahii o Kaipara Development Trust
Ngāti Whātua o Ōrākei Trust Board
Te Rūnanga o Ngāti Whātua
Makaurau Marae Māori Trust
Te Ākitai Waiohua Iwi Authority
Te Kawerau Iwi Settlement Trust
Te Patukirikiri Iwi Trust
Te Whakakitenga o Waikato

Treaty settlement entities:

Hako Tūpuna Trust
Ngaati Whanaunga Ruunanga Trust
Ngāi Tai ki Tāmaki Trust
Ngāti Koheriki Claims Committee
Ngāti Maru Rūnanga Trust
Ngāti Paoa Iwi Trust
Ngāti Tamaoho Settlement Trust
Ngāti Tamaterā Treaty Settlement Trust
Ngāti Whātua Ōrākei Trustee Limited
Te Ākitai Waiohua Settlement Trust
Te Kawerau Iwi Settlement Trust
Te Patukirikiri Iwi Trust
Tūpuna Taonga o Tāmaki Makaurau Trust
Tūpuna Maunga o Tāmaki Makaurau Authority (Maunga Authority)

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to application lodged by Shundi Tamaki Village Limited for Te Tauoma Stage 1B

Information required to be submitted with your application

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

- an assessment of –
 - the existing condition and capacity of the relevant three-waters services infrastructure
 - any upgrades to that infrastructure that are required to service the project
- a stormwater assessment and a stormwater management plan, including an assessment of how the project will meet the requirements of the Auckland Council's Regionwide Stormwater Network Discharge Consent (DIS60069613)
- a draft construction management plan for the project site that covers matters such as construction traffic, dust, noise, site stability and erosion and sediment control
- a landscape and visual assessment of the project that includes an assessment of the effects on the visual quality and amenities of the surrounding landscape, including Maungarei/Mount Wellington
- details of any privately-owned infrastructure and open spaces, that covers –
 - who owns it, including any body corporate or other management structures
 - who has responsibility for its ongoing maintenance
- an integrated transport assessment, including –
 - an assessment of how the project will support public modes of transport and active modes of transport (such as cycling and walking)
 - an assessment of the project's effects on the transport network, including traffic safety issues during and after construction
 - details of any proposed pedestrian crossings
- in relation to the land in the project site, a report on a preliminary site investigation and, if required, on a detailed site investigation, within the meaning of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, that shows how the requirements of those regulations will be met.