



BRF-2989

617 New North Limited
c/- Andrew Braggins
Director
The Environmental Lawyers
s 9(2)(a)

Dear Andrew Braggins

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

Thank you for 617 New North Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of The North Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to construct a nine storey (29.3 metres high) mixed-use building at 617–619 New North Road, Kingsland, Auckland and in the adjacent road reserves, providing approximately 44 residential units, 34 visitor accommodation units, and including commercial activities. The project will include removing a pre-1900 building, two basement levels providing space for 27 carparks and bicycle and scooter parking, a rooftop communal space, and associated infrastructure including for vehicle and pedestrian access, and for three-waters services.

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

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

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

1. generate employment by creating approximately 143 full-time equivalent (FTE) jobs over a two-year design and construction period
2. increase housing supply by constructing approximately 44 residential units

3. contribute to a well-functioning urban environment by increasing housing supply in a local centre and within a walkable catchment of a rapid transit stop
4. progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

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

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

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the persons and groups, additional to those specified in clause 17 Schedule 6 of the FTCA, who are listed in Appendix A of this letter.

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

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

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made 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 planning decisions that may affect the project.

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

The FTCA requires that:

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

I have also decided to provide a copy of this decision to the following parties who are additional to those specified in the FTCA:

1. Hauraki Māori Trust Board

2. Ngāti Paoa Iwi Trust
3. Ngāti Paoa Trust Board
4. Te Patukirikiri
5. Tamaki Collective.

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

Yours sincerely



Hon David Parker
Minister for the Environment

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

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

Local authority:

Auckland Council

Other parties:

Auckland Transport
Watercare Services Limited
Heritage New Zealand Pouhere Taonga
Hauraki Māori Trust Board
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Te Patukirikiri
Tamaki Collective

Relevant iwi authorities:

Ngāti Whātua Ōrākei Trust Board
Te Kawerau Iwi Settlement Trust
Ngāti Tamaoho Trust
Ngāi Tai ki Tāmaki Trust
Te Ākitai Waiohū Iwi Authority
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Whakakitenga o Waikato
Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū
Ngāti Koheriki Claims Committee

Te Kupenga o Ngāti Hako Incorporated
Te Rūnanga o Ngāti Whātua

Relevant Treaty settlement entities:

Ngāti Whātua Ōrākei Trustee Limited
Te Kawerau Iwi Settlement Trust
Ngāti Tamaoho Settlement Trust
Ngāi Tai ki Tāmaki Trust
Te Ākitai Waiohū Settlement Trust
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Whakakitenga o Waikato
Ngāti Te Ata Claims Support Whānau Trust
Hako Tūpuna Trust
Marutūāhu Rōpū General Partner Limited

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to referral of The North project

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 consent application for the project from the following additional persons or groups:

- Auckland Transport
- Watercare Services Limited
- Heritage New Zealand Pouhere Taonga
- Hauraki Māori Trust Board
- Ngāti Paoa Iwi Trust
- Ngāti Paoa Trust Board
- Te Patukirikiri
- Tamaki Collective