

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: Verran Mews
Application number: PJ-0000873
Date received: 28/02/2023

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: Sweet New Zealand Co., Limited ("SCNZ")

Contact person: Nelson Fung

Job title: Director

s 9(2)(a)

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Postal address:

1/39 Lady Ruby Drive, East Tamaki, Auckland 2013

Address for service (if different from above)

Organisation: The Environmental Lawyers

Contact person: Andrew Braggins

Job title: Director

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Postal address:

Level 4, B:Hive Building 72 Taharoto Road, Smales Farm, Auckland 0622

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.

19 Verran Road, Birkdale, Auckland, 0626, New Zealand

19 West Glade Crescent, Birkenhead.

Please see images inserted as Appendix 0 for site plan and location images.

Legal description(s):

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

Record of Title for all titles attached as **Appendix 1**. A list and analysis of Titles and instruments is attached as **Appendix 1A/1B**.

Lot 3 DP 71586 (page 1)

Flat 1 Deposited Plan 74705 and Garage Deposited Plan 74705 (page 3)

Flat 2 Deposited Plan 74705 and Garage Deposited Plan 74705 (page 6)

Lot 4 DP 71586 (page 9)

Lot 6 DP 39117 (page 11)

Flat 1 Deposited Plan 184119 (page 13)

Lot 5 and Lot 7 DP 39117 (page 16)

Registered legal land owner(s):

All parcels of land are currently owned by Katzofia Limited and Moda Properties Limited of which Andrew Zygmunt Wereszczynski is the director of both companies. SNZC is currently the signatory as purchaser to a sale and purchase agreement for both parcels of land from the Katzofia Limited and Moda Properties Limited. The Sale and Purchase Agreement is at **Appendix 2A & 2B**.

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 Sale and Purchase Agreement ("SPA") is in **Appendix 2A & 2B**. This identifies SNZC as purchaser, confirmed by the Deed of Nomination. SNZC thus has sufficient legal interest.

Norx Building Limited ("NBL") has established Sweet New Zealand Co., Limited ("Sweet") with other funding partners as a special purpose entity to create the proposed development at the site, regarding the project. NBL is also a main funder of Sweet. Mr Fung will co-ordinate the resource consent process and if resource consent is granted Norx will undertake construction. Mr Fung is one of the Directors of both SNZC and NBL, who also directs Norx Construction Limited ("NCL") and Norx Management Limited ("NML").

A summary of projects is at <https://www.norx.nz>. NCL/NBL are intended to continue to be involved.

A letter from NBL and a letter of funding support for Sweet are attached as **Appendix 3 & 3A**.

Part III: Project details

Description

Project name: Verran Mews

Project summary:

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

The proposal is for an integrated residential development (IRD) consisting of approximately 110 dwellings and associated communal facilities located at 19A-25 Verran Road and 19 West Glade Crescent, Birkenhead, Auckland. The total area of the subject site is 2.5813ha.

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.

The proposal requires resource consent for an application for an integrated residential development in the SHZ and MHS as well as associated subdivision for freehold titles, and earthworks. No activities are prohibited as part of the proposal. The proposed dwellings will include a mixture of 2 and 3 levels units (plus basements), including a mixture of terraced housing and apartment typologies.

Technically some houses will be built prior to being subdivided and so there will be a short period of time where more than one dwelling exists 'per site' – that will be resolved once the subdivision is complete (i.e. for each stage it will only be a period of months). There is some doubt about this interpretation by Auckland Council and so the non-complying status is identified as a matter of conservatism.

The purpose of the proposal is to utilise a large site for the purposes of an integrated residential development, being a residential development on a site greater than 2,000m² including supporting communal facilities. Private communal facilities are provided (community building, Multi Use Games Area, and recreational area with nature based play activities incorporated as per the Visitor Solutions report included as **Appendix 4**.

The proposal seeks to fill a gap in the market in Birkenhead, by supplying approximately 110 units designed as modern and maintainable housing, with some units intended to be marketed within the affordable housing price bracket, and offering a variety of housing typologies to suit different needs and demographics.

The proposal has undergone extensive design revision and iterations which has resulted in 65 terraced units and 55 apartment units comprising of 1, 2 and 3 bedrooms units with comprehensive communal facilities. The applicant

worked with the architect, planners and urban designer to provide a good balance of building intensity to preserving the natural setting of the site as such the proposal has reduced the scale of earthworks and retaining as much as possible while enabling landscaping opportunities to soften the impact of the proposed built form. In addition, the large SEA will be retained (noting that the infestation of pest species on the site), and will be incorporated into the communal facilities which will include a community hall, a fenced pre-school play area, junior playground, a multi use games area/ basketball court and potentially bush walkway on the edge of bush line.

The proposed architectural plan is shown below and included in **Appendix 5** prepared by BDG Architects. This has been a design lead project prepared with multi-disciplinary input from urban design, traffic, engineering, economic, and community facility experts. Private reserve areas are shown where residents can recreate or gather, providing a communal facility of benefit to the neighbourhood. The architectural plans are still undergoing minor amendments and we anticipate some revision to small details.

The landscape concept for the proposal has been prepared by Richard Greenwood at Greenwood Associates, attached as **Appendix 6**.

Integrated Residential Developments in more detail

To explain the concept of an IRD in more detail, IRD is defined in the AUP as:

“A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.”

IRDs are specifically enabled in the Mixed Housing (suburban and urban) and Single House Zones. While this zone seeks to maintain a spacious character in existing Single House Zone locations, it is also intended to provide choice for future residents in greenfield locations on larger sites through providing for integrated residential developments as stated in Policy 7 of the Single House Zone and Policy 8 of the Mixed Housing Suburban Zone .

More specifically, the Independent Hearing Panel’s recommendation under Topic 059 (Residential Zones) notes under Section 7 – Integrated Residential Development (including retirement villages), that the AUP should enable IRDs where larger sites enable a suitable response to effects on the neighbourhood character, residential amenity and the surrounding residential area in terms of: i) Building intensity, scale, location, form and appearance; ii) Traffic;

1. Building intensity, scale, location, form and appearance;
2. Traffic;
3. Design of parking and access; and
4. noise, lighting and hours of operation.

This is the situation here, where the several parcels of adjacent land are able to be developed at a higher intensity while achieving good environmental outcomes and avoiding effects at the boundary. That is precisely the situation here, where a large site area of 2.58ha, is able to be developed at a higher intensity while achieving good environmental outcomes and avoiding effects at the boundary (by keeping development at the boundary fully compliant with the AUP development controls).

The Minister has fast-tracked two other IRD’s which Civix have been involved in, Nola Estate (Schedule 12 of the Referred Projects Order in Council) and Melia Place (Schedule 28 of the Referred Projects Order in Council). Both of those projects have had resource consent granted by the relevant expert consenting panel and construction has commenced at both sites.

Presently, SNZC is in the process of refining the design and note that the size and height of the block/ unit and their detailed arrangements are subject to change, however we do not envision significant changes that would otherwise alter the intent of the development. The reason for this is the complicated nature of the sloping site, achieving good urban design and the outcomes required for an IRD whilst also maximising housing.

The design at present is shown in **Appendix 7**.

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

As far as fast-tracking is concerned, it is not proposed to stage this development. A single resource consent application for all stages of development will be sought. The civil engineering and construction element of the project (e.g. roading and infrastructure) may be completed in two to three stages to allow houses to be brought to the market more quickly than if it was undertaken as a single stage. The residential units will all be sought to be developed at the broadly the same time (a separation time of up to 6 months) with a staging plan provided to enable units to be released to purchasers as soon as possible.

It is proposed that horizontal construction as soon as possible after 1 October 2023 with the objective of completing the civil construction program as soon possible after the start date. Ideally construction would commence earlier, but with expected delays from Auckland Council in terms of engineering plan approval and building consent it may not be possible to start and complete bulk earthworks before winter 2023.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Subdivision consent, Discharge permit

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
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No details

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 H3. Residential Single House Zone	H3.4.1(A6) Non-complying activity More than one dwelling per site	More than one dwelling per site	Non-complying	Across the site
Auckland Unitary Plan H3. Residential Single House Zone	H3.4(A9) Integrated Residential Development in the RSHZ	The proposal is an integrated residential development and community facility within the SHZ portion of the site. Note this consent will cover off all internal permitted activity infringements (height in relation to boundary yard, maximum impervious area, landscaped area, walls as set out in H3.6.7 to 3.,6.12). Potentially	Discretionary Activity	Across the site

		some 3 storey buildings could include minor height infringements of roof form (H3.6.6).		
Auckland Unitary Plan H3. Residential Single House Zone	H3.4(A36) New buildings	Construction of 50 residential units and community facilities	Discretionary Activity	Across the site
Auckland Unitary Plan H4. Residential Mixed Housing Suburban	H4.4.1.(A4) Integrated Residential Development	The proposal is a 65 residential development and community facility within the MHS portion of the sites.	Restricted Discretionary Activity	Outer portion of the site.
Auckland Unitary Plan H4. Residential Mixed Housing Suburban	H4.4.1.(A34)	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate.	Restricted Discretionary Activity	Outer portion of the site.
Auckland Unitary Plan H5. Residential Mixed Housing Suburban (PC78) MDRS	H5.4.1.(A8) Integrated Residential Development	The proposal is a 65 residential development and community facility within the MHU portion of the sites.	Restricted Discretionary Activity	Outer portion of the site.
Auckland Unitary Plan H5. Residential Mixed Housing Suburban (PC78) MDRS	H5.4.1.(A34)	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate.	Restricted Discretionary Activity	Outer portion of the site.
Auckland Unitary Plan E7. Taking, using, damming and diversion of water and drilling	E7.4.1(A20-A26).	Take and use of groundwater not meeting the permitted activity or restricted discretionary activity standards or not otherwise listed. (including dewatering)	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan E7. Taking, using, damming and diversion of water and drilling	E7.4.1(A28)	Take and use of groundwater not meeting the permitted activity or restricted discretionary activity standards or not otherwise listed	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan E8 Stormwater - Discharge and diversion	E8.4.1(A10) Stormwater discharges from impervious areas exceeding 5,000m2	Stormwater discharges from impervious areas exceeding 5,000m2 are proposed for the new dwellings and associated roading.	Restricted Discretionary Activity	Across the site

Auckland Unitary Plan E11 Land disturbance – Regional	E11.4.1(A4)	Greater than 10,000m2 up to 50,000m2 where land has a slope less than 10 degrees outside the Sediment Control Protection Area 1	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan E12 Land disturbance – District	E12.4.1(A6) Earthworks greater than 2,500m3	Earthworks exceeding 2,500m3 are proposed.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan E12 Land disturbance – District	E12.4.1(A10) Earthworks greater than 2,500m3	Earthworks exceeding 2,500m3 are proposed.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan E15 Vegetation management and biodiversity	E15.4.2 (A43) Any vegetation alteration or removal not otherwise provided for in the SEA overlay	Some vegetation removal may be required for infrastructure (e.g. pipelines) and the potentially for a bush walkway.	Restricted Discretionary Activity	Within SEA
Auckland Unitary Plan E27 Transport	E27.4.1(A2) Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access	The proposal seeks a comprehensive new internal roading which at the entrance to the site at Verran Road and West Glade Crescent will exceed 6m in width which will service more than 10 car parks. Other minor technical infringements may arise	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan E36 Natural hazards and flooding	E36.4.1(A41)	Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path.	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan E36 Natural hazards and flooding	E36.4.1(A42)	Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path.	Restricted Discretionary Activity	Across the site.
Auckland Unitary Plan E38 Subdivision - Urban	E38.4.1(A4) Cross lease, company lease, unit title and strata-title subdivision	Unit title subdivision of 68 apartment units.	Controlled Activity	Across the site
Auckland Unitary Plan E38 Subdivision - Urban	E38.4.2(A14) Subdivision in accordance with an approved land use consent complying	Subdivision of 45 terraced freehold lots (additional commonly held lots will also be	Restricted Discretionary Activity	Across the site

	with Standard E38.8.2.2.			
Auckland Unitary Plan E38 Subdivision - Urban	E38.8.1.2.	10+Dwellings accessing from a JOAL	Discretionary	Across the site
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (*if contamination is identified)	Clause 5(5) and 5(6)	Subdivision and change of use of land NB: TBC whether applicable. Detailed Site Investigation will be undertaken at resource consent stage.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan	All rules	Please see Appendix 7A for prohibited activity analysis	No activities are prohibited	Whole of subject site
Auckland Unitary Plan E25 Noise and Vibration	E25.4.1(A2) Standard E25.6.27 Construction noise levels in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone Construction noise and vibration that do not comply with permitted activity standards.	Subject to detailed design and geotechnical reporting, the construction works may exceed noise or vibration limits depending on their location and methodology.	Restricted Discretionary Activity	Across the site
Auckland Unitary Plan E10 Stormwater management area - Flow 1 and Flow 2	E10.4.1(A3) Development of new or redevelopment of existing impervious areas greater than 50m2 E10.4.1(A4) Development of new or redevelopment of existing impervious areas greater than 50m not meeting the standards	Redevelopment of existing impervious areas and addition of new impervious areas are proposed for the new dwellings and associated roading. The site is within the SMAF 1 control for Eskdale. Infringements to the associated standards may arise	Restricted Discretionary Activity Discretionary Activity	Across the site
Auckland Unitary Plan	Plan Change 78 & 79	A range of new rules are being proposed in plan changes 78 and 79. These rules do not yet have legal effect, but resource consent might be required under them once they have legal effect.	Discretionary	Subject Site

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.

There are no other relevant resource consent(s) lodged for the project by someone other than the Applicant. This is therefore not applicable. Previous vacant lot subdivision have been applied for.

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

There are no resource consent(s) / designations required for the project by someone other than the Applicant. This is therefore not applicable.

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:

The site is not identified by the AUP as having any heritage or cultural items of significance. Zoning and overlay maps are included at **Appendix 8**. However, the works will be subject to standard consent conditions requiring works to cease (i.e. identification and protection protocols) should any items of cultural or heritage significance be discovered, with notification to Heritage New Zealand and iwi made to enable appropriate actions prior to recommencing works – subject to consultation with iwi that identification and protection protocols can be activated.

To the extent that Auckland Transport require improvements to the surrounding road corridor, then Auckland Transport will need to provide permission to undertake work.

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.

Most likely October 2023, this delay is mainly due to resource consents not likely being issued much before December 2023 and the need to obtain engineering plan approval and building consent from Auckland Council.

Mr Fung has confirmed that SNZC has secured funding to be able to undertake this development. Mr Fung's letter is attached at **Appendix 3A**.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

There are no heritage sites, as outlined in the Archaeological Assessment attached as **Appendix 9**, therefore we have not contacted NZHPT.

We have sought initial targeted feedback from the Ministry for the Environment (MfE). Given the tight timeframe listed on the MfE website, being to submit by 27th February 2023, we have chosen to proceed without reply.

Local authorities

Detail all consultation undertaken with relevant local authorities:

The Applicant has sought a pre-application meeting with Auckland Council as of December 2022 and are currently awaiting a meeting date.

It is noted that Auckland Council's official stance is that pre-application meetings are accepted at the discretion of Council and may not wish to engage with the applicant. See attached **Appendix 10**.

Other persons/parties

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

In accordance with S20(3)(h) the following persons/agencies are likely affected:

Māori

Consultation with iwi was initiated in December 2022, with details sent to mana whenua identified by Auckland Council for this location. The letter and information provided is included in **Appendix 11**.

No iwi has yet responded to the letter however any correspondence will be provided to the MfE.

Auckland Transport

Consultation with Auckland Transport has not yet been initiated but will be commenced as required.

Auckland Transport will be consulted as part of the pre-application meeting request with Auckland Council

Watercare

Consultation with Watercare has not yet been initiated but will be commenced as required.

Auckland Transport will be consulted as part of the pre-application meeting request with Auckland Council

Kaipātiki Local Board

Consultation with the Local Board has not yet been initiated but will be commenced as required.

Detail all consultation undertaken with the above persons or parties:

Consultation has not yet been initiated, so no feedback has yet been received

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	Consultation with iwi has been initiated, with details sent to mana whenua identified by Auckland Council for this location. No response has been received so far. The email and information provided is included in Appendix 11.
Ngāti Maru	As above.
Ngāti Pāoa	As above.
Ngāti Tamaterā	As above.
Ngāti Te Ata	As above.
Ngāti Whanaunga	As above.
Ngāti Whātua o Kaipara	As above.
Ngāti Whātua Ōrākei	As above.
Te Kawerau ā Maki	As above.
Te Rūnanga o Ngāti Whātua	As above.

Te Ākitai Waiohū	As above.
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Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Not applicable	Not applicable because there are no treaty settlement entities whose area of interest includes the area in which the project will occur

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.

The site is not treaty settlement land, and is not located within any iwi statutory acknowledgment area.

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.

The proposal is not located in the Coastal Marine Area, so this is not applicable.

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.

The proposal is not located in the Coastal Marine Area, so this is not applicable.

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.

Known and anticipated adverse effects

In terms of sustainable use, the proposed use of this site responds with a greater positive environmental outcome than if it remained as currently used.

The site is zoned for residential development. The site at 19 West Glade Crescent and 25 Verran Road is currently undeveloped, and the site at 19A-23 Verran Road is currently occupied by standalone and duplex residential dwellings. The proposed change provides for 115 residential units, with some of those targeted as affordable dwellings potentially as part of Kiwibuild (currently in negotiation with Kiwi build procurement team), while continuing to offer a community facility, will assist in remedying the housing shortfall in Auckland and has a **substantial net positive environmental effect**.

The potential adverse effects are those typically associated with large scale residential development, being those relating to:

- Increased local traffic on the road network.
- Perceived amenity effects from increased use on surrounding residential neighbours.
- Temporary works during construction and development – i.e. noise, vibration, traffic and odour.
- Infrastructure effects in terms of wastewater and water supply demand and capacities, and stormwater discharges – including effects on the overland flowpaths shown on Council's GIS.

These potential adverse effects can be readily addressed through:

- Accessibility to public transport where bus stops are located approximately 300m away from the site along Verbena Road and Verran Road. It is also noted that the site is located somewhat 300m from the Birkenhead Bus depot.
- The capacity of the existing road network to absorb additional traffic and the negligible effects that the development will have two entrances to the site;
- A high standard of urban design and landscape detail to soften the visual impact of the built form; by utilising design approaches including:
 - Locating the three storey buildings further away from the site boundaries and achieving intensification in the centre of the site;
 - Ensuring the proposed scale of the development is complementary to the surrounding area.
- Otherwise addressing anticipated effects of the development by adhering to standards and provisions of the Residential Mixed Housing Suburban and Single House Zone as well as Residential Mixed Housing Urban zone under Plan Change 78;
- Use of standard engineering methods are proposed for earthworks and construction of infrastructure, as well as conditions of consent including:
 - Limits on construction hours, and total construction noise and vibration;
 - Construction Noise and Vibration Management Plan; and
 - Construction Traffic Management Plan.
- Upgrading of local infrastructure services as needed and managing potential overland water flows through the site design decisions.

A preliminary assessment of the traffic effects of the proposed development for the site has been undertaken by Mt Todd Langwell of Traffic Planning Consultants ("TPC") and is enclosed as **Appendix 12**. As an overview, Mr Langwell's assessment is that the additional movements resulting from the proposal will have negligible effects on the operation of the intersections, and both car and bicycle parking provisions are sufficient to meet AUP requirements.

A preliminary assessment of the public stormwater, wastewater and water supply servicing for the site has been undertaken by Mr Patrick Edwards and Mr Alastair Turnbull of Civix Limited and is enclosed as **Appendix 12A-12C**. Mr Edwards and Mr Turnbull confirm that stormwater and wastewater servicing for the site is available via the existing public networks running through the site, and water supply is available via the existing network in the adjacent public work.

With respect to character and amenity, Ian Munro of Ian Munro Urban Design has provided initial commentary (attached as **Appendix 12D**) on the design, layout, and intended interface with respect to urban design principles and overall is supportive of the layout though there is further work to do on refining the typology / vertical design, particularly in relation to the two level buildings along the boundary and taller buildings in the centre of the site. The key findings were:

"The BDG plans for the buildings remain indicative and conceptual, but what has been identified in terms of building design and appearance leads me to the view that the potential effects of the buildings will be manageable by way of shape and form, materials, and visual design including of roof forms. Although these remain to be finalised, based on my experience with similar-scaled developments elsewhere I am confident that these could be addressed without

causing concern. The overall scale, intensity and character of the development – noting that the Site includes land currently zoned both Mixed Housing Suburban and Single House – will be for something notably more intensive and different to the prevalent existing character of detached 1-2 storey houses that predominates most of Auckland's existing suburban area. But it will be in keeping with many small-to-medium scaled IRDs I am familiar with and which have included buildings of comparable scales as those proposed."

...

"The proposal possesses a scale, intensity and character of buildings that will be compatible with a suburban built form character as envisaged for the Mixed Housing Suburban zone.

...

Because the proposal is still in a concept-design stage, and notwithstanding my general level of comfort, I recommend that in the event that the proposal is accepted for consideration under the Fast Track Consenting regime, a full urban design assessment of the final plan set (including architectural, landscape and engineering (retaining wall) documents) be required to accompany the application."

Additionally, Craig Jones of Visitor Solutions has undertaken an assessment of the proposed community facilities and recreational features of the proposal. Mr Jones confirms that the concept and revision of the proposal to incorporate additional recreational features reflects best practice in functional community leisure and recreational planning enclosed as **Appendix 4**.

A geotechnical assessment has been prepared by Mr Hamish Foy of ENGEO, which addresses the site stability, groundwater and earthworks components of the proposal (**Appendix 13**). Overall Mr Foy concludes that the site is suitable for residential development subject to specific geotechnical input and further investigations.

Laura Drummond of BioResearch has prepared an ecological assessment of the site, at **Appendix 14**. Ms Drummond identifies two streams, one constructed wetland (artificial), and one artificial channel has been identified with moderate value indigenous vegetation supporting a SEA. Generally the proposal avoids work near the watercourse and SEA area, however minor building infringements and vegetation removal within the 10 m riparian yard of the streams and the SEA may occur to facilitate the construction of community and recreational facilities. Ms Drummond notes that minor vegetation removal within the 10m riparian yard, which is a restricted discretionary activity, but the adverse effects are considered negligible.

A preliminary site investigation for the purpose of assessing potential contaminants in soil has not yet been undertaken. However, a suitably qualified expert will be engaged and a preliminary site investigation and a detailed site investigation commissioned for the purposes of a substantive consent application. Historic photos (attached within images in **Appendix 0**) show that the site has been used for residential activities since 1959. As a result, even if there is contamination on site it is unlikely to impact the viability of the proposal.

The archaeological assessment (**Appendix 9**) states that there should be no constraints on the proposed development on archaeological grounds, since no archaeological sites are known to be present.

Auckland Unitary Plan Operative in part – Anticipated effects assessment

With regard to effects anticipated under the Single House and Mixed Housing zones, the following sets out the key Zone Statement, Objectives and Policies, and provisions in support of this proposal. These provisions relate to "Integrated Residential Development". This is a defined term in the AUP and is set out above.

Activity status

The AUPOIP Activity Table Rule H3.4.1(A9) states that an IRD is a **Discretionary Activity** in the Single House Zone and Table Rule H4.4.1(A8) is a **Restricted Discretionary Activity** in the Mixed Housing Suburban zone.

The Applicant confirms that:

- The project does not include any of the activities set out in clause 2(4) of Schedule 6 of the Act; and
- There are no other activities that are part of the proposal to which the application relates (Schedule 6, clause 9(1)(e)).

We do acknowledge that there are only dwellings on the MHS part of the sites, and potentially only H4.4.1.(A4) may be applicable, the proposal provides for an integrated residential activity where the occupants will have full use of the community facilities located at the rear of the site which is located in the SHZ. Therefore we consider that the IRD activity is applicable across the entirety of the site, rather than just on the SHZ.

For information regarding the objectives and policies for H3 and H4, an outline of how the proposed development gives effect to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 under H5. Mixed Housing Urban under PC78, as well as a standards and application approach, please see **Appendix 15**.

Auckland Council is likely to consider the project overall non-complying because some parts of the IRD are located in the Residential Single House Zone and for a short period of time more than one dwelling will be established on that land. Once the new titles are issued, there will be no non-complying activities.

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 (NPSUD)

For a detailed outline of the general applicability of the NPSUD, please see **Appendix 16**.

Assessment

Employment

Adam Thompson of Urban Economics has stated in his assessment (**Appendix 17**) that the proposal will provide employment and a diverse range of housing types, and would particularly contribute to social and cultural well-being of current and future generations, by providing affordable family housing in Auckland.

Mr Thompson notes that the project would create a considerable number of jobs within the construction industry, and estimates that 197 FTE (Full Time Equivalent) jobs will be created.

Housing supply

The proposal will contribute 115 new 1-3 bedroom dwellings to the housing shortage in Auckland, and Mr Thompson notes in his assessment that there is a shortage of 45,000 dwellings, particularly affordable dwellings. In particular, in the study area, Mr Thompson noted that there are only 2 listings of terrace house and apartment developments with a total of 4 units available, confirming that there is a shortage in this location.

Mr Thompson's assessment notes that the proposal will supply terrace and apartment dwellings, and the intended price range of a number of the units will be aligned with current affordable terrace prices.

Well functioning urban environments.

Mr Thompson's assessment is that the proposal helps to achieve this objective, by increasing the range of housing available in the market, of a form at a price that meets demand for that area. Mr Thompson considers that the proposal will contribute 115 dwellings in a price bracket that is undersupplied in the study area and the region, and therefore helps to achieve this objective and will have a positive impact on the social and cultural wellbeing of current and future generations.

National Policy Statement for Fresh Water Management 2014 (Amended 2017 – noting the August 2020 NPS to take effect on 3 September 2020) (NPSFWM)

For a detailed outline of the general applicability of the NPSFWM, please see **Appendix 16**.

Assessment

The site does not contain any significant waterbodies. Ms Drummond in her assessment (**Appendix 14**) confirmed that two streams, one constructed wetland, and one artificial channel have been identified with moderate value indigenous vegetation supporting as having low-moderate ecological value.

Ms Drummond concluded that due to the quality and magnitude of the riparian vegetation that is proposed to be removed that the potential adverse effects of the proposal on freshwater ecological values are considered negligible. The stream itself will not be removed.

Overall, the proposal is not expected to compromise any outcomes anticipated in the NPSFWM.

New Zealand Coastal Policy Statement 2010 (NZCPS)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the Resource Management Act 1991 in relation to the coastal environment of New Zealand.

The Site's closest proximity to the coast is approximately 1km from the site at Soldiers Bay however the site does not directly interact with the coastline. The only consideration in this regard is any potential effect on coastal water quality from stormwater discharges from the removal of riparian vegetation and earthworks within the wider site, which will be carefully controlled in accordance with the earthworks provisions of the AUP.

The works to develop the site will be in accordance with best engineering practice in terms of erosion and sediment control, consistent with the AUP and relevant standards (GD05).

Stormwater and wastewater discharges are managed through discharge to public infrastructure.

The proposal does not compromise any outcomes anticipated in the NZCPS.

Assessment

The proposed IRD aligns with the NZCPS 2010.

National Policy Statement for Renewable Electricity Generation

This is not relevant to this proposal, no electricity generation is proposed.

National Policy Statement on Electricity Generation

This is not relevant to this proposal, no electricity generation is proposed.

National Environmental Standard for Air Quality 2004 (NESAQ)

For an outline of the general applicability of the NESAQ, please see **Appendix 16**.

While the proposed development will result in additional traffic movements, it is unlikely that these would exceed the levels specified in the NESAQ.

Other potential air discharges may relate to the use of wood-burners from dwellings once constructed. These are required to be designed in order to control emissions within the Design Standard specified in Clause 23.

Assessment

The proposal will not likely result in discharges exceeding specified standards in the NESAQ, particularly as this is already residentially zoned land.

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

For a more detailed outline of the applicability of the NESCO, please see **Appendix 16**.

Assessment

The proposal will avoid adverse effects on human health arising from contaminants in soil. In particular, there is no known contamination on the site and further reporting can be provided to confirm this as required. The Applicant will engage a suitably qualified expert to undertake a Detailed Site Investigation at the resource consent stage.

National Environmental Standard for Sources of Drinking Water This is not relevant to this proposal. Drinking water will be provided by Watercare and the site is not a source of drinking water.

National Environmental Standard for Telecommunication Facilities This is not relevant to this proposal, no telecommunication facilities are proposed.

National Environmental Standards for Electricity Transmission Activities This is not relevant to this proposal, no electricity transmission is proposed.

National Environmental Standards for Plantation Forestry This is not relevant to this proposal, no forests are proposed.

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:

The proposal’s economic costs and benefits have been assessed by Adam Thompson of Urban Economics, and this is included in **Appendix 17**, with a section specifically responding to the project’s economic benefits and costs for people or industries affected by COVID-19.

Mr Thompson provides an overview of the impact of Covid-19 on the construction sector, and notes that Covid-19, by forcing New Zealand’s borders to close and immigration being reduced to near zero, is likely to result in a decline in the number of houses demanded and constructed and will place pressure on the construction sector.

In response to this, Mr Thompson has stated that the project would create jobs across several industries, and has estimated that the construction of this project would generate 197 FTE (“full time equivalent”) jobs. Mr Thompson also provided this figure on an annualised basis, calculating that if construction takes two years and is split evenly, then 98 FTE jobs would be created each year.

On the basis of the construction sector having a \$18.5B contribution to national GDP on the basis of 139,800 FTE, being a value added of \$133,000 per FTE employee, then the proposal’s generation of 197 FTE jobs will result in a GDP contribution of \$26.2m.

There will also be associated economic benefits to the local retail economy, from having more people introduced to the area.

Project’s effects on the social and cultural wellbeing of current and future generations:

Adam Thompson in his economic assessment in **Appendix 17** has assessed the social and cultural wellbeing of current and future generations.

Mr Thompson considers that the proposal would provide employment, and a diverse range of housing types, which would have a positive impact on social and cultural wellbeing by providing affordable family housing. This is on the basis that a number of the 115 units are intended to be marketed within an affordable housing price range.

Additionally, there are social and cultural benefits associated with the site’s proximity to community and cultural facilities, which will enable new residents to become active members of the community. As an example:

- As well as the recreation features of the proposal, the site is proximate to the Birkenhead Domain;
- The site is close to local bus services;
- The site is proximate to early childhood centres, within 500m from local primary schools (Verran Primary School, and approximately 5km away from Northcote College; away;
- Proximate to the Birkenhead urban centres, with access to medical centres, supermarkets, and retail facilities.

The design of the proposal together with the benefits of the location, provide for the social and cultural wellbeing of future generations without adversely affecting current residents in the area.

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

It is understood that the Ministry’s “best case” assessment of time frames is now three months for the Minister’s approval, and a further four months for the EPA / Expert Consenting Panel process. Therefore, at best, the fast track consenting process is anticipated to take a total of seven months.

If the application is filed with the Minister on or around January 2023, allowing for a four month process, the granting of the application can be expected at the earliest to be around May / June 2023, falling within the period prior to the repeal of the Act (and in any event applications can be filed within 6 months after the repeal of the Act).

Conversely, based on experience with Auckland Council, the Council process would be expected to take at least 12 months as a conservative estimate with an application of this type and scale. Additionally Council may consider public notification Auckland Council may determine that the application needs to proceed on a notified basis and a hearing held, which will significantly delay the consenting process. Additionally, new issues often arise during the process of a proper application which increases the risk that the application will need to be notified.

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 noted above, Adam Thompson has calculated that the project would create an estimated 197 FTE jobs, in roading, construction, landscaping, planting, land surveying, administration, and support services and other related activities.

This is clearly in alignment with the necessary response needed to address the housing crisis and stimulate job creation.

Housing supply:

As noted above, Adam Thompson in his assessment in **Appendix 17** has confirmed that the project will increase the housing supply, by supplying 115 new 1-3 bedroom dwellings to the market. This proposal will contribute to housing supply in a currently undersupplied price bracket. The terrace dwellings are expected to be priced from \$950,000 for a 3 bedroom and the apartments units are expected to be priced between \$600,000 - \$700,000 for the one and two bedrooms.

In more general terms and in relation to the specific housing supply shortage in Auckland as identified by the Urban Growth Agenda and referred to in the National Policy Statement for Urban Development, the proposed IRD providing 59 units is an increase in the yield of residential lots than would be achieved under standard subdivision rules

Contributing to well-functioning urban environments:

The NPSUD requires that planning decisions contribute to “well functioning urban environments”. Adam Thompson has stated in his economic assessment that the proposal helps achieve the NPS-UD objectives by increasing the range of two and three bedroom housing available to the market within the \$600,000 - \$950,000 price range, which are currently undersupplied.

Additionally, the provision of some new affordable dwellings constructed by modern building standards reduces the social pressures caused by inadequate housing. The proposal is located in an area in reasonable proximity to public reserves, public transport, and other public services and infrastructure. The site is also proximate to other services including schools, supermarkets and general retail centres. Although the site will provide its own recreational facilities, it is also adjacent to Muriel Fisher Reserve, and close to Birkenhead Domain.

The proposal in urban design terms is complemented by the specific amenity elements of the proposal. In a financial sense, the proposal will also generate development contributions towards services infrastructure, roading and reserves, and will increase patronage of public transport, which may in turn incentivise transport to provide additional services.

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

The proposal will contribute to the local economy through increasing population size. Stormwater, wastewater and water supply servicing for the site are all available via the existing public networks adjacent to or running through the site. Civix is currently still working through a detailed assessment confirming network capacity to accommodate the site.

The proposal includes privately owned recreation reserve land. The reserve areas are to be landscaped to a high standard, and the revised site layout enables a stronger landscape-influenced layout with opportunities for street trees and associated soft landscape measures.

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

The proposal will not create any significant adverse environmental effects in terms of freshwater terrestrial ecology or air quality.

The ecological assessment at **Appendix 14** confirms that the effects of the proposal on freshwater terrestrial values are negligible. This is on account of the low-moderate quality and magnitude of the pest vegetation which is proposed to be removed.

Minimising waste:

It is proposed that contractors minimise waste during construction and recycle material where possible. The builders, NORX Construction Limited, have confirmed they have a cooperative relationship with a site waste management company and will strictly classify and reuse onsite waste as much as possible. A letter from NORX Construction is attached at **Appendix 3A**.

In terms of sustainability, the contractors and builders will specify building products of recycled, secondary or sustainable sources and intend to instruct their onsite works to use materials efficiently to achieve a “low-carbon” construction goal. NORX Construction have also ensured that they intend to reduce onsite energy consumption and daily water consumption to minimise waste of utilities by monitoring usage weekly.

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):

The construction of modern new houses to a high quality will mean that people can move out of old houses that are not as energy efficient. This will therefore have a net positive effect on the environment with regards to contributing to mitigating climate change, as the houses will be better insulated and require less energy for heating.

By providing comprehensive recreational facilities, the proposal will reduce the need for residents to travel for recreational needs. Additionally, the proposal is located close to good public transport connections to enable people to utilise public transport and reduce reliance on cars. The bus stops proximate to the development also offer school transport services to the local schools, which means public transport can be used for work trips and school trips, particularly in peak traffic times. This will also result in a positive contribution to efforts to mitigate climate change and lower emissions.

Promoting the protection of historic heritage:

There are no items of cultural or heritage significance on the proposal site. It is noted that during site works, the heritage protection protocols will apply.

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

While the site has an overland flow path due to existing contours, any flood risk will be removed as part of the proposed initial earthworks. Nevertheless, a flood risk assessment will be provided in future reporting to confirm there will be no risk of flooding both on site and on adjacent sites, and the proposed dwellings will be set at a sufficient FFL above the calculated flow where required. Therefore, there is no unusual risk to the development in terms of flooding effects from within the site or from its immediate surrounds. While the development requires consent for building over an overland flow path on the site under the rules of the AUP it is noted the application of the overland flow path rule will be technical only, as the path will be effectively managed. In addition, future reporting will provide flooding assessment (if any) of the site and the dwellings will be set at suitable FFLs as required.

The site is located 1km from the coast at its closest point and is therefore is not subject to any natural hazard risks such as coastal erosion or sea level rise.

The geotechnical report at **Appendix 13** addresses the general topography of the site, and confirms that the site does slope downwards towards the south, and that immediately south to the proposed units at the southern end, the ground becomes very steep with slopes of up to 22 degrees. The site design and layout manages potential risks of site stability by not developing the steepest identified part of the site. The steep slope identified by Mr Foy is instead intended to be generally retained with the recreational facilities including the MUGA area to the north of this slope. This is depicted in the master plan at **Appendix 5**.

Other public benefit:

Public benefit matters have been addressed in sections above. A summary of these is:

- Provision of affordable housing in a catchment currently undersupplied for the price points available;
- Provision of additional housing stock in response to the housing supply shortage in Auckland, assisting to address the associated adverse social and well-being effects;
- Creating employment opportunities in the construction sector;
- An estimated \$26.2m GDP contribution as a consequence of the increase in employment opportunities;
- Spin-off economic effects to the local retail sector;
- Provision of additional safe and high amenity recreational reserve areas available for public use;
- Associated upgrades of local infrastructure; and
- Funding provided for wider infrastructure and reserve benefits by way of development contributions.

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

The proposal does not present any significant adverse environmental effects, including greenhouse gas emissions.

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 highly suitable for development in terms of natural hazards and climate change.

The natural hazards that could potentially apply to the site relate to ground stability and an overland flow path.

The geotechnical report (**Appendix 13**) confirms that there were no obvious signs of global instability at the site. Mr Foy additionally carried out a slope stability analysis of the site with finished cut and fill levels for the proposed building platforms. Mr Foy's conclusion was that the calculated factors for the proposed building platform for normal groundwater, elevated groundwater, and seismic conditions are acceptable for development.

While the site has an overland flow path due to existing contours, any flood risk will be removed as part of the proposed initial earthworks. Nevertheless, a flood risk assessment will be provided in future reporting to confirm there will be no risk of flooding both on site and on adjacent sites, and the proposed dwellings will be set at a sufficient FFL above the calculated flow where required. Therefore, there is no unusual risk to the development in terms of flooding effects from within the site or from its immediate surrounds.

With regard to climate change, one of the main considerations is development levels for dwellings and access in terms of sea level rise. As noted above, the site is located 1km away from the coast (coastal environment at Soldiers Bay) and is therefore well set back from the coast, mitigating any risk of sea level rise or coastal erosion. Again, as noted above, Mr Foy addresses at a general level the topography and contours of the site. The steepest part of the slope, towards the south, is being retained as e, and so any site stability risks are mitigated by not developing this part of the site.

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
Auckland Council	Sweet has not undertaken any development and so has no track record. NBL does not have any infringement notices, abatement notices or prosecutions. See Appendix 3.

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.

Andrew Braggins

28/02/2023

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.

Yes	Correspondence from the registered legal land owner(s)
Yes	Correspondence from persons or parties you consider are likely to be affected by the project
Yes	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
Yes	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.
Yes	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.