



BRF-3082

Sweet New Zealand Co., Limited
c/- Andrew Braggins
The Environmental Lawyers
s 9(2)(a)

Dear Andrew Braggins

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

Thank you for the application from Sweet New Zealand Co., Limited under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Verran Mews Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to establish an integrated residential development on an approximately 2.6-hectare site at 19A–25 Verran Road and 19 West Glade Crescent, Birkenhead, Auckland, providing approximately 110 residential units, associated communal facilities (including a community building, outdoor multi-use games area and recreational area with nature-based play activities), and supporting infrastructure including roads, accessways for vehicles, pedestrians and cycles, car-parking areas and 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 provide approximately 197 direct full-time equivalent (FTE) jobs
2. increase housing supply through the construction of approximately 110 residential units
3. 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.

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 Sweet New Zealand Co., Limited must provide the following additional information with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6:

1. details of any discussions, and any agreements made, with Watercare Services Limited, Auckland Council's Healthy Waters Department and Auckland Transport relating to three-waters services or transport infrastructure provision
2. details of any matters relating to three-waters services or transport infrastructure provision that could not be agreed.

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. The applicant should therefore provide what they believe is a reasonable level of information, and if a panel requires further information, they can seek it 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 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 the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Watercare Services Limited
2. Auckland Transport
3. Te Patukirikiri Iwi Trust
4. Ngā Maunga Whakahii o Kaipara Development Trust
5. Ngāti Koheriki Claims Committee.

This will allow those parties the opportunity to have input into the consideration of the application.

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 Sweet New Zealand Co., Limited will be able to lodge 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. My decision to refer the project should not be taken 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.

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. Te Patukirikiri Iwi Trust
2. Ngā Maunga Whakahii o Kaipara Development Trust
3. 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) 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:

Te Patukirikiri Iwi Trust
Ngā Maunga Whakahii o Kaipara Development Trust
Ngāti Koheriki Claims Committee

Relevant iwi authorities and Treaty settlement entities:

Ngāti Whātua Ōrākei Trust Board
Ngāti Whātua Ōrākei Trustee Limited
Te Kawerau Iwi Settlement Trust
Ngāti Tamaoho Trust
Ngāti Tamaoho Settlement Trust
Ngāi Tai ki Tāmaki Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Te Ākitai Waiohūa Iwi Authority
Te Ākitai Waiohūa Settlement Trust
Ngaati Whanaunga Incorporated Society
Ngaati Whanaunga Ruunanga Trust
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Hako Tūpuna Trust
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohūa
Te Rūnanga o Ngāti Whātua

Environmental Protection Authority

The Panel Convener