



BRF-1136

15 March 2022

Sanctum Projects Limited  
c/- Andrew Braggins  
Berry Simons  
s 9(2)(a)

Dear Andrew Braggins

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Waimarie Street**

Thank you for the application from Sanctum Projects Limited under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Waimarie Street project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to redevelop three suburban properties covering approximately 7300 square metres at 43A and 45 Waimarie Street and 819 Riddell Road, Saint Heliers, Auckland. The project will create approximately 58 residential lots accommodating approximately 58 terraced two to four-bedroom residential units between two and three storeys high. The project will also create a jointly owned, private-access lot, and a pedestrian accessway to Waimarie Street.

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 212 full-time equivalent (FTE) jobs over a 2–3-year construction period
2. increase housing supply through the construction of approximately 58 residential units
3. contribute to a well-functioning urban environment by providing a variety of housing types in a location with good access to community services, public transport, and natural and open spaces

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.

*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 the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Ngāti Koheriki Claims Committee
2. Watercare Services Limited

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.

In addition, I have also decided to provide a copy of this decision to the following parties:

1. Ngāti Koheriki Claims Committee
2. Watercare Services Limited

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

Local authority:

Auckland Council

Other parties:

Ngāti Koheriki Claims Committee  
Watercare Services Limited

Relevant iwi authorities:

Makaurau Marae Māori Trust

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 Tamatera Treaty Settlement Trust  
Ngāti Whātua Ōrākei Trust Board  
Te Ākitai Waiohua Iwi Authority  
Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohua  
Te Kawerau Iwi Settlement Trust  
Te Kupenga o Ngāti Hako Incorporated  
Te Patukirikiri Iwi Trust  
Te Rūnanga o Ngāti Whātua  
Te Whakakitenga o Waikato Incorporated

Relevant Treaty settlement entities:

Ngāti Whātua Ōrākei Trustee Limited  
Te Kawerau Iwi Settlement Trust  
Ngāi Tai ki Tāmaki Trust  
Ngāti Tamaoho Settlement Trust  
Te Patukirikiri Iwi Trust  
Ngāti Paoa Iwi Trust  
Te Ākitai Waiohua Settlement Trust  
Ngāti Maru Rūnanga Trust  
Ngāti Tamatera Treaty Settlement Trust  
Hako Tūpuna Trust  
Ngaati Whanaunga Ruunanga Trust

Environmental Protection Authority

The Panel Convener

## **Appendix A – Requirements specific to application lodged by Sanctum Projects Limited for Waimarie Street**

### ***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:

- a detailed infrastructure assessment that addresses –
  - the condition and capacity of the existing infrastructure for three-waters services to service the completed Project
  - what upgrading is required to that infrastructure to service the completed Project
  - how any upgrading is to be funded
- a stormwater assessment, which must include –
  - a flood risk assessment, including pre- and post-development effects on the upstream and downstream catchment, as well as any mitigation measures
  - a draft stormwater management plan
  - information about any discussions held, and any agreements made, with the Auckland Council Healthy Waters department regarding stormwater management
- an integrated transport assessment, including information about any discussions held, and any agreements made, with Auckland Transport
- an urban design assessment, which must include –
  - shading diagrams and visual simulations to show the effects of shading and visual dominance from the proposed buildings
  - a detailed landscape plan
  - an assessment of the overall landscape quality provided on-site and along the boundaries/interface with neighbouring properties
  - an assessment of the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from the building intensity, scale, location, form and appearance
- 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.