



BRF-1613

3 August 2022

Wellsford Welding Club Limited  
c/- Nick Roberts  
Director  
Barker and Associates Limited  
Email: s 9(2)(a)

Dear Nick Roberts

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

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

The project will occur on an area of approximately 31.5-hectares of land located at 338 Rodney Street and at the end of Monowai Street, Wellsford, Auckland. The project is to subdivide land to create approximately 85 allotments for residential use on two separate parts of the land (approximately 66 at 338 Rodney Street and approximately 19 at the end of Monowai Street), additional allotments intended for future development and two balance allotments. The project will include construction of 85 residential units and construction of supporting infrastructure including roads, a new intersection with State Highway 1, 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 providing approximately 560 direct full-time equivalent (FTE) jobs, and approximately 489 indirect FTE jobs, over a 5-year design and construction period
2. increase housing supply by constructing approximately 85 residential units
3. progress faster than would otherwise be the case under standard Resource Management Act 1991 process provided 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 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, such as zoning 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. Ngā Maunga Whakahii o Kaipara Development Trust
3. Ngāti Whātua Ōrākei Trust Board
4. Ngātiwai Trust
5. Ngāti Paoa Iwi Trust
6. Ngāti Paoa Trust Board.

Please contact the Fast-track Consenting Team at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto: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:

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 Minister:

Associate Minister for the Environment (urban policy)

Local authority:

Auckland Council

Other parties:

Auckland Transport  
Watercare Services Limited  
Waka Kotahi NZ Transport Agency  
Hauraki Māori Trust Board  
Ngā Maunga Whakahii o Kaipara Development Trust  
Ngāti Whātua Ōrākei Trust Board  
Ngātiwai Trust  
Ngāti Paoa Iwi Trust  
Ngāti Paoa Trust Board

Relevant iwi authorities:

Ngāti Manuhiri Settlement Trust  
Ngāti Maru Rūnanga Trust  
Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū  
Te Kawerau Iwi Settlement Trust  
Te Rūnanga o Ngāti Whātua  
Te Uri o Hau Settlement Trust

Relevant Treaty settlement entities:

Te Uri o Hau Settlement Trust  
Ngāti Manuhiri Settlement Trust  
Te Kawerau Iwi Settlement Trust  
Ngāti Maru Rūnanga Trust

Environmental Protection Authority

The Panel Convener

## **Appendix A – Requirements specific to referral of the Wellsford North Project**

### ***Information required to be submitted with resource consent applications to a panel***

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 relevant infrastructure for three-waters services that –
  - identifies the existing condition and capacity of that infrastructure
  - identifies any upgrades to that infrastructure that are required in connection with the project
  - identifies any funding required to carry out those upgrades (including who will provide that funding)
  - contains information on any discussions held, and any agreements made, between the applicant and Auckland Council or Watercare Services Limited (or both)
- the following information relating to stormwater management:
  - a stormwater and flood risk assessment
  - a draft stormwater management plan
  - information on any discussions held, and any agreements made, between the applicant and Auckland Council's Healthy Waters department
- a transport infrastructure assessment that –
  - identifies the existing capacity of the local road network and State Highway 1 to service traffic associated with both the project while it is carried out and the resulting development
  - identifies any upgrades to the local road network and State Highway 1 that are required to service that traffic
  - identifies any funding required to carry out those upgrades (including who will provide that funding)
  - contains information on any discussions held, and any agreements made, between the applicant and Auckland Transport or Waka Kotahi NZ Transport Agency (or both)
- an integrated transport assessment, including –
  - an assessment of the effects of the project (including any reverse sensitivity effects) on the local road network and State Highway 1
  - an assessment of how the project will support people to use public transport and active modes of transport (such as cycling and walking)
  - information on any discussions held, and any agreements made, between the applicant and Auckland Transport or Waka Kotahi NZ Transport Agency (or both)
- an urban design and landscape assessment of the development
- an ecological assessment that includes an assessment of the effects of the project on wetlands

### ***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
- Associate Minister for the Environment (Urban Policy)
- Waka Kotahi NZ Transport Agency
- Hauraki Māori Trust Board
- Ngā Maunga Whakahii o Kaipara Development Trust
- Ngāti Whātua Ōrākei Trust Board
- Ngātiwai Trust
- Ngāti Paoa Iwi Trust
- Ngāti Paoa Trust Board.