

Application for Resource Consent

Under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is to be used to apply for a resource consent(s) for listed projects and referred projects under clause 2(1) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (“the Act”). If the project also includes a Notice of Requirement please also complete the separate Notice of Requirement form.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 unless otherwise stated.

Resource consent applications cannot be lodged with the EPA or determined by a panel if they relate to an activity that:

- is classified as a prohibited activity in a relevant plan or proposed plan, or in regulations made under the Resource Management Act 1991 (including any national environmental standard); and
- is to occur within a customary marine title area, unless agreed in writing with the appropriate customary marine title group.

The information required for resource consent applications are prescribed in clauses 9-12 of Schedule 6 of the Act.

Your application must:

- Include the information required (which is listed in the Resource Consent Application checklist on this form); and
- Comply with any restrictions or obligations, such as any information requirements included in Schedule 2 or 3 of the Act, as applicable.

The information you provide must be in sufficient detail that corresponds with the scale and significance of the effects that the activity may have on the environment, taking into account any proposals to manage the adverse effects through conditions. If these information requirements are not met, the Environmental Protection Authority (EPA) must return your application.

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

We recommend that you discuss your application with the EPA before lodging the application. Please contact the EPA:

By phone: 0800 080 065; or

By Email: fasttrack@epa.govt.nz

Applications must be submitted to the EPA by email fasttrack@epa.govt.nz and in hard copy (six hard copies required). Hard copies are to be sent to the Environmental Protection Authority, Level 10, 215 Lambton Quay, Wellington.

Please also provide one copy of a redacted version (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons.

If your application includes or is for a coastal permit to undertake an aquaculture activity, an additional copy of the application documents must be included for the EPA to provide to the Director-General of the Ministry for Primary Industries.

All documents lodged with this application, must be indexed.

Electronic documents shall be separated into smaller files less than 30MB.

Your personal and company information will be held by the EPA and used in relation to this application. You have the right to access and correct personal information held by the EPA.

If your application is accepted as complying with the requirements of clause 3 of Schedule 6 of the Act, it will be provided to specified parties invited to comment by the expert consenting panel. Any personal contact details (phone number, address and email) including any owners and occupiers listed in application documents, will not be made publicly available.

Your full application (including business contact details) will be publicly available on our website.

All information held by the EPA is subject to the Official Information Act 1982.

We will recover from you the actual and reasonable costs incurred in respect of this application. We may suspend processing your application for non-payment of costs. A copy of the EPA Cost Recovery Policy is available on the EPA website: <https://www.epa.govt.nz/fast-track-consenting/making-an-application/>

Part 1: Applicant details

Project Name and identifier (as named in Schedule 2 or referral order): DOMINION ROAD MIXED-USE DEVELOPMENT	
Person or entity authorised to undertake project (as named in Schedule 2 or referral order): PUDONG HOUSING DEVELOPMENT COMPANY LTD, FOODSTUFFS NORTH ISLAND LTD and SILK ROAD MANAGEMENT LTD	
Key contact name: John Dalzell	
Phone: +64 21 949 265	Email: jd@silkroadfunds.co.nz
Email address for service: as above	
Postal Address (if preferred method of service): email preferred.	

Consultant details

Company: Barker & Associates	
Full name of consultant: Evita Key / Matt Norwell	
Phone: +64 27 498 2205 / +64 29 850 2780;	Email: evitak@barker.co.nz / mattn@barker.co.nz ;
Email address for service: as above	
Postal Address (if preferred method of service): email preferred.	

If you are making this application on behalf of the applicant please attach evidence that you are authorised to make this application.

Please direct all correspondence from the EPA to:

- Applicant
- Consultant

Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent
- subdivision consent
- water permit
- discharge permit
- coastal permit:
 - for reclamation

- aquaculture activities
- other

Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

Demolition of existing buildings and redevelopment of the site to accommodate a multi-level, mixed-use development including a supermarket, retail, commercial and residential units, parking, loading and other associated works.

Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required

Attachment number	Document name and date	Author	Document versions
01	EPA Application Form	B&A	-
02	Record of Title and Interests		-
03	Names and Addresses of Owners/ Occupiers of the Site and Land Adjacent	SRML/Anthem	-
04	Adjacent Land Plan	Warren & Mahoney	Feb-21
05	Draft Conditions	B&A	-
06	Special Character Assessment	Plan.Heritage	Mar-21
07	Urban Design, Landscape and Visual Effect Assessment	Boffa Miskell	25-Mar-21
08	Viewpoints Graphic Supplement	Boffa Miskell	23-Dec-20
09	Architectural Statement and Drawings	Warren & Mahoney	Mar-21
10	Landscape Concept Plan	Boffa Miskell	25-Mar-21
11	External Signage Elevations	Wingate Architects	10-Mar-21
12	Infrastructure Report and Appendices A, B, D and E	Robert Bird Group	26-Mar-21
13	Infrastructure Plans (Appendix C)	Robert Bird Group	26-Mar-21

14	Geotechnical Investigation and Assessment	Tonkin & Taylor	Oct-20
15	Flood Reports: <ul style="list-style-type: none"> Flood Assessment Report Flood Hazard Risk Assessment 	Ewaters New Zealand Ltd Ewaters New Zealand Ltd	25-Mar-21 -
16	Integrated Transport Assessment	Traffic Planning Consultants Ltd	25-Mar-21
17	Subdivision Plans	Yeomans	Mar-21
18	Preliminary Site Investigation into Ground Contamination	Tonkin & Taylor	Nov-20
19	Detailed Site Investigation Ground Contamination	Tonkin & Taylor	Jan-21
20	Assessment of Noise and Vibration Effects	Hegley Acoustics	Mar-21
21	Retail Impact Assessment	Project Economics	Mar-21
22	Arboricultural Assessments: <ul style="list-style-type: none"> Neighbours Trees Street Trees 	Peers Brown Miller Ltd Peers Brown Miller Ltd	18-Mar-21 26-Mar-21
23	Stakeholder Consultation Summary Report	Anthem	Mar-21
24	Mana Whenua Consultation: <ul style="list-style-type: none"> Consultation Summary Ngāti Tamaoho CVA and Correspondence Ngāti Te Ata Waiohua Correspondence 	B&A Ngāti Tamaoho Ngāti Te Ata	Mar-21 23-Feb-21 and Mar-21 15-Jan-21 and Mar-21
25	Ngāti Whātua Ōrākei Iwi Management Plan	Ngāti Whātua Ōrākei	2018
26	Auckland Unitary Plan - Operative in Part: Activities and Standards	B&A	Mar-21

Part 5: Description of inquiries made to identify occupiers

Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.

Attach additional pages if required

Please refer to Appendix 23 - Stakeholder Consultation Summary Report, which includes a detailed Tracker document recording all inquiries, correspondence and engagement.

Part 6: Is this application part of a project planned to proceed in stages?

Yes (see below)

No

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

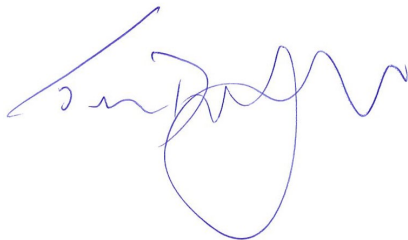
Attach additional pages if required

N/A

Part 7: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.



30 March 2021

Signature of applicant (or person authorised to make application)

Date

Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.

Resource Consent Application Checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity (clause 9(1)(a))</p>	<p>Refer to Section 6 of AEE and appendices</p>	<p><input checked="" type="checkbox"/></p>
<p>A description and map of the site at which the activity is to occur (clause 9(1)(b))</p>	<p>Refer to Section 5 of AEE and appendices</p>	<p><input checked="" type="checkbox"/></p>
<p>Confirmation that the consent application complies with clause 3(1) (clause 9(1)(c))</p>	<p>Refer to Section 3 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified (clause 9(1)(d))</p>	<p>Refer to Appendix 3 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>A description of any other activities that are part of the proposal to which the application relates (clause 9(1)(e))</p>	<p>Refer to Appendix 26 of AEE which details permitted activities that are part of the proposal</p>	<p><input checked="" type="checkbox"/></p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates (clause 9(1)(f))</p>	<p>There are no other resource consents required for the project</p>	<p><input type="checkbox"/></p>
<p>An assessment of the activity against</p> <ul style="list-style-type: none"> (i) Part 2 of the Resource Management Act 1991; and (ii) the purpose of the Act; and (iii) the matters set out in section 19 of the Act <p>(clause 9(1)(g))</p>	<p>Refer to Section 12 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> (i) a national environmental standard: (ii) other regulations made under the Resource Management Act 1991: (iii) a national policy statement: (iv) a New Zealand coastal policy statement: (v) a regional policy statement or proposed regional policy statement: 	<p>Refer to Section 11 of AEE</p>	<p><input type="checkbox"/></p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>(vi) a plan or proposed plan;</p> <p>(vii) a planning document recognised by a relevant iwi authority and lodged with a local authority</p> <p>Including an assessment of the activity against:</p> <ul style="list-style-type: none"> Any relevant objective, policy, or rules in any of the documents listed above. Any requirement, condition, or permission in any of the documents listed above Any other requirements in any of those documents <p>(clause 9(1)(h)) and clause 9(2) and (3))</p>		
<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area (clause 9(1)(i))</p>	<p>Refer to Section 9 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>The conditions proposed for the consent. (clause 9(1)(j))</p>	<p>Refer to Appendix 5 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> Include the information required by clause 10 of Schedule 6; and Cover the matters specified in clause 11 of Schedule 6. <p>(clauses 9(4) 10 and 11)</p>	<p>Refer to Sections 8, 9 and 10 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> Prepared by or on behalf of the relevant iwi authority or authorities; or If one is not provided, a statement of the reasons given by the iwi authority for not providing it <p>(clause 9(5))</p>	<p>Refer to Section 9 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. (clause 9(6)(a))</p>	<p>Refer to Appendix 26 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. (clause 9(6)(b))</p>	<p>N/A</p>	<p><input type="checkbox"/></p>
<p>In the case of a referred project, all additional information required by the referral order (clause 9(6)(c))</p>	<p>Refer to Appendices 6, 7, 8, 12, 13, 15 and 16 of AEE</p>	<p><input checked="" type="checkbox"/></p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>Subdivisions or Reclamation</p>		
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> • The position of all new boundaries; • The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan; • The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips • The locations and areas of existing esplanade reserves, esplanade strips and access strips • The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991 • The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991 • The locations and areas of land to be set aside as new roads <p>(clause 12(1))</p>	<p>Refer to Appendix 17 of AEE</p>	<p><input checked="" type="checkbox"/></p>
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> • The location of the area to be reclaimed • If practicable, the position of all new boundaries • Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip <p>(clause 12(2))</p>	<p>N/A</p>	<p><input type="checkbox"/></p>

<p>Other restrictions or obligations</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p> <p>In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order</p>	<p>Refer to Section 5 of AEE and Appendices 6, 7, 8, 12, 13, 15 and 16 of AEE</p>	<p><input checked="" type="checkbox"/></p>

Other restrictions or obligations	Application Reference (Section and page)	✓
Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6	Refer to Appendix 26 of AEE	<input checked="" type="checkbox"/>

Evidence of authorisation	Application Reference (Section and page)	✓
Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act		<input checked="" type="checkbox"/>