



BRF-886

2 December 2021

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; Associate Minister for the Environment (Urban Policy); and Climate Change

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on applications for referral – Whenuapai Green and The Hill - Ellerslie

I have received two applications to refer projects to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The aim 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 certainty of investment while continuing to promote the sustainable management of natural and physical resources, and meet Treaty of Waitangi obligations.

The projects are described in the enclosed schedule, and copies of the applications are electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral applications. I note that if the projects are referred to a panel, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. A more detailed environmental assessment and cultural impact assessments will be required as part of these applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether or not to accept the application and refer the project to a panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned below the text 'Yours sincerely'.

Hon David Parker
Minister for the Environment

Enclosures:

- A. Schedule of proposed projects
- B. Application to refer Whenuapai Green to an expert consenting panel, including supporting information
- C. Application to refer The Hill - Ellerslie to an expert consenting panel, including supporting information

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the Official Information Act 1982

Appendix A - Schedule of proposed projects

Project	Applicant	Details
Whenuapai Green - Auckland	Neil Construction Limited and Maraetai Land Development Limited	<p>The project is to subdivide a greenfield site covering approximately 16 hectares and construct a housing development at the western edge of the NZ Defence Force Whenuapai Airbase. The project includes two development options, providing either approximately 459 residential lots and residential units, or approximately 353 residential lots and residential units and a balance lot for future development of a primary school. Both options also provide private access lots, and public roads and reserves intended to vest in Auckland Council.</p> <p>The project will involve activities such as:</p> <ol style="list-style-type: none"> subdivision vegetation trimming and clearance, including of trees in roads and near streams earthworks (including disturbance of contaminated soils) diverting overland flow paths discharging stormwater and contaminants to land and water placing structures in an overland flow path and flood plain construction of residential units construction of roads and vehicle access, and three waters services landscaping and planting of open spaces any other activities that are – <ol style="list-style-type: none"> associated with the activities described in a to i; and within the project scope. <p>The project will require subdivision consent and land use consents, and discharge permits under the Auckland Unitary Plan (AUP), and land use consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).</p>
The Hill – Ellerslie, Auckland	Auckland Thoroughbred Racing Incorporated and Fletcher Residential Limited (trading as Fletcher Living)	<p>The project is to subdivide part of the Ellerslie Racecourse property and construct a housing development consisting of approximately 370 residential units in a mix of detached, duplex and terrace houses from 1–3 storeys high and five apartment buildings 6–7 storeys high. One of the apartment buildings will be designed for the active retired market. The project will also create open space areas, private access lots, pedestrian and cycle accessways, together with public roads intended to vest in Auckland Council.</p> <p>The project will involve activities such as:</p> <ol style="list-style-type: none"> subdivision vegetation trimming and clearance

		<ul style="list-style-type: none"> c. earthworks (including disturbance of contaminated soils) d. diverting groundwater and overland flow paths e. discharging stormwater and contaminants to land f. placing structures in an overland flow path and flood plain g. construction of residential units h. construction of three waters services i. construction of roads, vehicle access, parking areas and pedestrian and cycle accessways j. landscaping and planting of open spaces k. any other activities that are – <ul style="list-style-type: none"> i. associated with the activities described in a to j; and ii. within the project scope. <p>The project will require subdivision consent and land use consents, and water and discharge permits under the AUP, and land use consent under the NES-CS.</p>
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