



BRF-886

2 December 2021

Hon Grant Robertson
Minister for Racing
Parliament Buildings
WELLINGTON

Dear Hon Grant Robertson

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

I have received an application to refer The Hill - Ellerslie project to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). The project is to subdivide part of the Ellerslie Racecourse property and construct a housing development. 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 Aotearoa'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 proposed project is described in the enclosed schedule, and a copy of the application is electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral application. I note that if this project is referred to a panel for determination, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 for the project. A more detailed environmental assessment and cultural impact assessment(s) 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 above the typed name.

Hon David Parker
Minister for the Environment

Enclosed:

- A. Schedule of proposed project
- B. Application to refer The Hill - Ellerslie to an expert consenting panel including supporting information

Appendix A - Schedule of proposed project

Project	Applicant	Details
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 earthworks (including disturbance of contaminated soils) diverting groundwater and overland flow paths discharging stormwater and contaminants to land placing structures in an overland flow path and flood plain construction of residential units construction of three waters services construction of roads, vehicle access, parking areas and pedestrian and cycle accessways 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 j; and within the project scope. <p>The project will require subdivision consent and land use consents, and water and discharge permits under the Auckland Unitary Plan, and land use consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.</p>