

BRF-886

2 December 2021

Jon Lamonte
Chief Executive Officer
Watercare

s 9(2)(a)

Dear Jon Lamonte

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Whenuapai Green and The Hill - Ellerslie – Comments sought

The Minister for the Environment (the Minister) has received applications to refer the following two projects to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA):

1. Whenuapai Green – from Neil Construction Limited and Maraetai Land Development Limited
2. The Hill – Ellerslie – from Auckland Thoroughbred Racing Incorporated and Fletcher Residential Limited (trading as Fletcher Living)

The projects are described in Appendix A, and links to all application documents are provided in the covering email.

You have been identified as an agency that may have an interest in the projects because they will involve the installation of new three waters infrastructure. On behalf of the Minister and pursuant to section 21(3) of the FTCA, I invite you to provide written comments on the referral applications. A template is attached for this purpose.

Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral applications. Note that the Minister is not required to consider any comments provided after this time.

If the Minister decides to refer the projects to a panel, the applicants will provide a detailed assessment of environmental effects with any resource consent applications that they lodge with the panel.

If you would like more information about the fast-track consenting process, or to discuss these applications, please contact the Ministry for the Environment's Fast-track Consenting team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

This information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the applications or the requests for comments to anyone outside your organisation.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

cc: Ilze Gotelli, Head of Major Developments
Watercare – s 9(2)(a)

Shane Lawton, Head of Developer Services
Watercare – s 9(2)(a)

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	<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</p>

	Residential Limited (trading as Fletcher Living)	<p>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 AUP, and land use consent under the NES-CS.</p>
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