

BRF-2681

20 February 2023

Jim Stabback
Chief Executive Officer
Auckland Council
Email: s 9(2)(a)

Dear Jim Stabback

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Ara Weiti Village 1 Project

The Minister for the Environment (Minister) has received an application from Ara Weiti Development Limited to refer the Ara Weiti Village 1 Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The project is described in Appendix A and the application documents are in Attachment 1.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Auckland Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the application.

Specific questions on the application
<ol style="list-style-type: none">1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?2. What reports and assessments would normally be required by the Council for a project of this nature in this area?3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?4. How do you consider the project aligns with the requirements of the Weiti Precinct, including the standards in I547.6.7.6 relating to the first subdivision in sub-precinct B?5. If the project is referred are there any parties you consider the Minister should require a panel to seek comment from?

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

If the Minister accepts the application and the project is referred to a panel, Auckland Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the RMA approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Madeleine Berry
Manager, Fast-track Consenting Team

Appendix:

- A. Details of proposed project

Attachments:

1. Application to refer the Ara Weiti Village 1 Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

cc: Ian Smallburn, General Manager Resource Consents,
s 9(2)(a)

Appendix A – Details of proposed project

Project	Applicant	Details
Ara Weiti Village 1	Ara Weiti Development Limited	<p>The project is to subdivide approximately 33.5 hectares of land at Ara Weiti Road, Okura Bush, Auckland to enable construction of an urban development. The project will create 220 residential lots, one 4-hectare balance lot (intended for a retirement village), one lot intended for future commercial use, and will include the construction and operation of a community centre/whare manaaki). The project will include construction of roads and three-waters infrastructure, streamworks and ecological restoration, and creation of open space and reserves.</p> <p>The project includes construction of public facilities including a cleaning station, public seating and toilets, a beach dune boardwalk and artwork and information boards along a coastal walkway, as required by the Auckland Unitary Plan (AUP) Weiti Precinct Overlay. Delivery of these aspects of the project are conditional upon third-party approvals as they will occur on land not owned by the applicant.</p> <p>The project involves activities such as clearing vegetation, carrying out earthworks (including within 10 metres of a natural wetland), subdivision, constructing a community building, constructing roads and three-waters services, and landscaping and stream restoration.</p>