

BRF-26

25 May 2021

Jim Stabback
Chief Executive Officer
Auckland Council

Email: s 9(2)(a)

Dear Jim Stabback

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Scott Road Development and Ōmāhu Residential Development Projects – Comments sought

In the weeks commencing 5 April 2021 and 3 May 2021, Aedifice Development Limited and Urban Resort Limited/Icon Co Pty (NZ) Limited respectively applied to the Minister for the Environment (the Minister) to refer the projects listed below to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The projects are described below, and links to the application documents are included in the covering email. 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 application or the request for comments to anyone outside your organisation.

Project name	Project summary	Proposed activities
Scott Road Development	Subdivision of 7.5ha of land and the development of approximately 425 residential units including landscaping and upgrading of three waters services and the formation of a coastal esplanade reserve to be vested in Auckland Council at 4 Scott Road, Hobsonville, Auckland.	Earthworks (including bulk earthworks and on contaminated land) and associated discharges; earthworks within 10m of a natural wetland; water takes and diversions; discharge of groundwater, stormwater, and contaminants; construction of three waters services; discharge of untreated wastewater overflows; construction of 44 buildings between 203 stories with a maximum height of 11m; construction of vehicle access and parking areas; landscaping including plantings; creation of a coastal esplanade reserve.
Ōmāhu Residential Development	Subdivision of 1.4685ha of land and the development of approximately 205	Demolition of existing buildings and infrastructure; earthworks (including bulk earthworks and contaminated land) and

	residential units with ancillary hospitality, retail, parking and landscaping at 224 Great South Road, Remuera, Auckland.	associated discharges; water takes and diversions; discharges of groundwater, stormwater and contaminants; construction of three waters infrastructure; construction of 7 buildings between 4-7 storeys (with a maximum height of 22.6m) and one level below ground; construction of vehicle access and loading areas; landscaping including planting.
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The applicants are seeking land use and subdivision consents and discharge permits under the Auckland Unitary Plan and Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soils to Protect Human Health) 2011, to be determined for the Project through the fast-track process.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral applications. A template is attached for this purpose. 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 to refer the project to a panel.

If it is more efficient to discuss this application, please contact me or my team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Specific questions on the application

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| <ol style="list-style-type: none"> 1. Are there any reasons that you consider it more appropriate for these projects, or part of these projects, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA? 2. Do you believe that the applications will result in any adverse effects which would be considered significant? 3. Does the Council have any specific comments on implementation of the National Policy Statement on Urban Development 2020 as it relates to these sites? 4. What reports and assessments would normally be required by the council for projects of this nature in these areas? 5. Do the applicants, or a company owned by the applicants, have any environmental regulatory compliance history in your region? |
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Also note that if the Minister decides to refer the projects to a panel, the 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 resource consent applications for the projects. The applicants will provide a detailed assessment of environmental effects 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 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. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

cc. Ian Smallburn, General Manager Resource Consents Auckland Council,
[REDACTED] s 9(2)(a)