

BRF-573

21 September 2021

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

Dear Jim Stabback

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Federal Street Residences –
Comments sought**

In the week commencing Monday 23 August 2021, P0012 Auckland NZ Pty Limited applied to the Minister for the Environment (the Minister) to refer the Federal Street Residences project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Project is to develop a 55-level building (approximately 183 metres high) on a 1641 square metre site at 65-71 Federal Street, Auckland Central, that includes:

- a. approximately 357 residential units
- b. retail and commercial tenancy space
- c. public and private communal open space
- d. car and bicycle parking.

The Project involves: demolition of existing buildings and infrastructure, earthworks (including bulk earthworks and disturbance of contaminated land), groundwater takes and diversions, discharges of groundwater, stormwater and contaminants to land, construction of three waters services, construction of a multi-level mixed-use building, and construction of vehicle access and loading and parking areas.

The applicant is seeking land use consents and water and discharge permits under the Auckland Unitary Plan 2016 and land use consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 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 application. 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
<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?

Also note that if the Minister decides to refer the Project 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 project. The applicant 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 application. 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, s 9(2)(a)