

BRF-228

12 July 2021

Jim Stabback
Chief Executive Officer
Auckland Council
Email: [s9\(2\)\(a\)](mailto:s9(2)(a)@aucklandcouncil.govt.nz)

Dear Jim Stabback

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Melia Place, Whangaparāoa – Comments sought

In the week commencing Monday 14 June 2021, Melia Development Limited applied to the Minister for the Environment (the Minister) to refer the Melia Place, Whangaparāoa 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 subdivide a 1.825 hectare site and construct up to 59 residential units, a multi-use community building and supporting infrastructure including road networks, and public open space at 20 Melia Place and 43A Vipond Road, Stanmore Bay, Whangaparāoa.

The Project involves activities such as: demolition of existing buildings, subdivision of land, vegetation clearance in riparian areas, earthworks including vegetation clearance, disturbance of potentially contaminated soils, discharges of stormwater and contaminants to water, construction of retaining walls, construction of residential buildings, construction of community building, structures in a flood plain, structures in an overland flow path, construction of roading and transport infrastructure, construction of three waters infrastructure and development of open space including landscaping and planting.

The applicant is seeking land use and subdivision consents and discharge permits under the Auckland Unitary Plan (Operative in Part) 2016 and may require land use consent under the 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 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
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)