

BRF-1861

14 July 2022

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 applications – Stellar Project and Fleet Street Apartments Project

The Minister for the Environment (the Minister) 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. Stellar Project – from Dilworth Trust Board
2. Fleet Street Apartments Project – from Shackleton Developments Limited and 11 Fleet Limited.

The projects are described in Appendix A and the application documents are in Attachments 1 and 2.

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 applications. A template is provided for this purpose in Attachment 3. 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 applications.

Specific questions on the applications
Stellar Project: 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?

Fleet Street Apartments Project:

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?

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 applications or request for comments to anyone outside your organisation.

If the Minister accepts the applications and the projects are referred to a panel (or panels), 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(s) and determine the RMA approvals for the projects. The applicants 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(s). 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 applications, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Stephanie Frame
Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed projects

Attachments:

1. Application to refer the Stellar Project to an expert consenting panel, including supporting information (Databox link)
2. Application to refer the Fleet Street Apartments Project to an expert consenting panel, including supporting information (Databox link)
3. Response template for written comments

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

Appendix A – Details of proposed projects

Project	Applicants	Details
Stellar Project	Dilworth Trust Board	The project is to redevelop a 4173 square metre site at 76 and 80 Great South Road, Remuera, Auckland to accommodate a 'build-to-rent' mixed-use development. This includes two buildings approximately 36.5 and 37.5 metres high containing approximately 200 apartments, roof top and ground floor amenity areas, commercial floorspace, and bicycle and car parking; and landscaped open spaces and pedestrian accessways.
Fleet Street Apartments	Shackleton Developments Limited and 11 Fleet Limited	The project is to redevelop a 671 square metre site at 11 and 13 Fleet Street, Eden Terrace, Auckland to accommodate an eight-storey apartment building (approximately 30.5 metres high) containing approximately 57 apartments, a small office area, residents' shared workspace and parking; and associated infrastructure, accessways and landscaping.