

BRF-772

8 November 2021

Jim Stabback
Chief Executive Officer
Auckland Council

s 9(2)(a)

Dear Jim Stabback

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – The Botanic, Riverhead, Te Tauoma Stage 1B, and Whenuapai Business Park – Comments sought

The Minister for the Environment (the Minister) has received applications to refer the following three projects to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA):

1. The Botanic, Riverhead – from Matvin Group Limited (received in the week commencing 13 September 2021)
2. Te Tauoma Stage 1B – from Shundi Tamaki Village Limited (received in the week commencing 4 October 2021)
3. Whenuapai Business Park – from Neil Construction Limited (received in the week commencing 4 October 2021).

The projects are described in Appendix A, and links to all application documents are provided in the covering email.

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 projects to a panel.

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

Specific questions on the applications

Project: The Botanic, Riverhead

1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to continue 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. Are there any known structure planning or plan change processes in progress that apply to the Botanic, Riverhead site and may be relevant to the project, and if not, do you consider it appropriate for the project to be developed in this location ahead of a structure plan and plan change process?

Project: Te Tauoma Stage 1B

1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing 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?

Project: Whenuapai Business Park

1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to continue to proceed through existing 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. Does the Whenuapai Business Park project align with the anticipated outcomes of Plan Change 5/Variation 1 to the Auckland Unitary Plan?

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 - s 9(2)(a)

Released under the provision of
the Official Information Act 1982

Appendix A - Schedule of proposed project

Project	Applicant	Details
The Botanic, Riverhead	Matvin Group Limited	<p>The project is to subdivide land and construct and operate a retirement village and associated facilities, along with a separate childcare centre and café at 1092 Coatesville-Riverhead Highway and 30 Cambridge Road, Riverhead, Auckland. The subdivision will include separate lots for the retirement village, the childcare centre, the café and land proposed to vest as legal road. The project will also include works to extend and upgrade Cambridge Road and upgrade Riverhead Road, and potentially to upgrade the Coatesville-Riverhead Highway - Riverhead Road intersection.</p> <p>The retirement village and associated facilities will include:</p> <ol style="list-style-type: none"> a. approximately 422 residential units, comprised of approximately 158 standalone independent residential units, approximately 212 apartments in eight buildings between three and five storeys with basement car parking, and approximately 52 apartments in the main building b. a three storey care home building that accommodates approximately 28 memory care beds and approximately 60 care beds c. a five storey main building that accommodates apartments, a reception lobby, bar, pool, gymnasium, medical centre, and retail (including food and beverage) facilities d. outdoor recreation spaces e. car parking areas. <p>The project will involve activities such as: subdivision of land, vegetation trimming and clearance, including of trees in roads and near streams, earthworks (including disturbance and remediation of contaminated soils), diverting groundwater and overland flow paths, discharging stormwater and contaminants to land, placing structures in a flood plain, construction and operation of retirement village buildings and associated facilities, a childcare centre and café, construction of three waters services, construction of roads, vehicle access, loading and parking areas and pedestrian accessways, landscaping and planting of open spaces and recreational areas, and installation of signage.</p>
Te Tauoma Stage 1B	Shundi Tamaki Village Limited	<p>The project comprises Stage 1B of the Te Tauoma multi-stage residential and mixed-use development on the former Tāmaki Campus of the University of Auckland. It involves construction of two residential buildings (14 and 18 storeys high) and communal areas above a podium containing a single level of semi-basement parking, that will provide:</p>

		<ul style="list-style-type: none"> a. approximately 191 residential units b. two communal outdoor courtyards for residents' use that will include a barbeque area, outdoor exercise equipment, other recreational facilities, gardens, and open space c. vehicle and pedestrian shared laneways, accessways and public open space d. car and cycle parking spaces. <p>The project will involve activities such as: demolition of buildings, earthworks (including disturbance of contaminated soils), discharge of stormwater run-off and contaminants to water and land, construction of two towers of residential units and associated facilities, construction of a podium and basement area that will form an extension to the consented Stage 1A basement, construction of two communal courtyard areas and associated facilities, construction of three waters services, roading and pedestrian accessways, construction of vehicle access, loading and parking areas, and landscaping and planting of open spaces and recreational areas.</p>
Whenuapai Business Park	Neil Construction Limited	<p>The project is to subdivide a 22.9 hectare site at 69-71 Trig Road and 155-157 Brigham Creek Road, Whenuapai to create 21 industrial lots, two residential lots, and two balance lots, together with public roads and pedestrian accessways intended to vest in Auckland Council. A stream crossing will be constructed to accommodate the main public road, and riparian margins will be planted and enhanced.</p> <p>The project will involve activities such as: subdivision, earthworks (including disturbance of contaminated land, removing vegetation within 10 metres of a natural wetland, diverting and discharging stormwater to land and water, diverting overland flow paths, construction roads and three waters infrastructure, and planting riparian margins.</p>

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