

BRF-2679

7 February 2023

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 application – Teal Park Project

The Minister for the Environment (Minister) has received an application from Neil Construction Limited and Maraetai Land Development Limited to refer the Teal Park Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The project is described in Appendix A and the application documents are in Attachment 1.

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 application. A template is provided for this purpose in Attachment 2. 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 application.

Specific questions on the application
<p>Teal Park Project:</p> <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?4. What are the approvals needed in respect of proposed works in the existing esplanade reserve adjacent to 11 Kauri Road, the likely timeframe involved and whether they anticipate that it may delay project delivery?5. What is the likelihood that you will accept the proposed public reserve to be vested with Council?


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 application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, 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 and determine the RMA approvals for the project. The applicants will provide a detailed assessment of environmental effects and cultural impact assessment(s) at this stage and the council will have the opportunity to provide further comments to the panel.

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 application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Madeleine Berry
Acting Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Teal Park Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

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

Appendix A – Details of proposed project

Project	Applicants	Details
Teal Park	Neil Construction Limited and Maraetai Land Development Limited	The project is to subdivide a greenfield site covering approximately 14.7 hectares at 2-10, 11 and 12-18 Kauri Road, and 150-152 Brigham Creek Road, Whenuapai, Auckland. The project includes 273 residential lots, 9 light industrial lots and construction of industrial units on the lots, public roads and recreation reserve intended to be vested with Auckland Council and supporting infrastructure including accessways and three-waters services. The proposed public reserve will be developed into a commercial cafe and associated parking and remain in private ownership if not vested with Auckland Council.