

BRF-2679

7 February 2023

Jon Lamonte  
Chief Executive Officer  
Watercare Services Limited  
Email: s 9(2)(a)

Dear Jon Lamonte

**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 (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources.

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

Watercare Services Limited may have an interest in the project because of the potential effects on the local three-waters services infrastructure. Under delegated authority from the Minister and pursuant to section 21(3) of the FTCA, I invite Watercare Services Limited's written comments on the referral application. A template is provided for this purpose in Attachment 2.

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, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. The applicants must provide a detailed assessment of environmental effects and cultural impact assessment(s) as part of this process.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when deciding whether or not to accept the referral

application. Note that the Minister is not required to consider any comments provided after this time.

If you would like more information about the fast-track consenting process, or to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at [fasttrackconsenting@mfe.govt.nz](mailto: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 in covering email)
2. Response template for written comments

cc: Katja Huls, Development Programme Lead  
s 9(2)(a) [REDACTED]

Shane Lawton, Head of Development Services  
s 9(2)(a) [REDACTED]

## Appendix A - 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.