



BRF-428

23 August 2021

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; Associate Minister for the Environment – Urban Policy; and Climate Change

Parliament Buildings  
WELLINGTON

Dear Ministers

**COVID-19 Recovery (Fast-track Consenting) Act 2020 - comments sought on application for referral - The Strand – Takapuna project (the Project)**

I have received an application to refer a project to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The aim 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, and meet Treaty of Waitangi obligations.

The Project is described in the enclosed schedule, and a copy of the application is electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral application. I note that if the Project is referred to a panel, the applicant will be able to lodge an application with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. A more detailed environmental assessment and cultural impact assessments will be required as part of the application. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether or not to accept the application and refer the Project to a panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned above the typed name.

Hon David Parker  
**Minister for the Environment**

Enclosures:

- A. Schedule of proposed project
- B. Application to refer The Strand - Takapuna to an expert consenting panel, including supporting information

Released under the provision of  
the Official Information Act 1982

## Appendix A - Schedule of proposed project

Project	Applicant	Details
The Strand – Takapuna	HND TS Limited, HND MK Limited, and HND CB Limited	<p>The Project is to demolish a number of existing tenanted, commercial buildings on multiple properties and construct a new mixed-use development comprising two buildings up to 12 storeys with an approximate height of 43.6 metres above ground and with up to four levels of basement parking, and associated facilities, that will provide:</p> <ol style="list-style-type: none"> <li>approximately 200 residential units</li> <li>approximately 100 serviced apartments</li> <li>a private pool/gym facility and outdoor courtyards</li> <li>commercial, retail and hospitality spaces</li> <li>vehicle and pedestrian linkages/access and parking areas</li> <li>gardens and open space.</li> </ol> <p>The Project will involve activities such as:</p> <ol style="list-style-type: none"> <li>removal or demolition of existing buildings and infrastructure</li> <li>bulk earthworks, including the disturbance of contaminated soils</li> <li>vegetation removal and works within the root zone of a notable tree</li> <li>groundwater takes and diversion</li> <li>discharge of groundwater, stormwater run-off and contaminants to land</li> <li>construction of three waters services</li> <li>construction of two buildings</li> <li>development of vehicle and pedestrian access/linkages, loading and parking areas</li> <li>installation of signage</li> <li>subdivision of land</li> <li>any other activities that are – <ol style="list-style-type: none"> <li>associated with the activities described in 'a' to 'j'</li> <li>within the Project scope.</li> </ol> </li> </ol>