

BRF-428

23 August 2021

Jim Stabback  
Chief Executive Officer  
Auckland Council  
Email: [s9\(2\)\(a\)@auckland.govt.nz](mailto:s9(2)(a)@auckland.govt.nz)

Dear Jim Stabback

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – The Strand – Takapuna –  
Comments sought**

In the week commencing 12 July 2021, HND TS Limited, HND MK Limited, and HND CB Limited applied to the Minister for the Environment (the Minister) to refer the Strand - Takapuna project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Project will be carried out on four properties located at 6-10 The Strand and 21, 31, and 33-45 Hurstmere Road in the central business district of Takapuna, Auckland. 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:

- a. approximately 200 residential units
- b. approximately 100 serviced apartments
- c. a private pool/gym facility and outdoor courtyards
- d. commercial, retail and hospitality spaces
- e. vehicle and pedestrian linkages/access and parking areas
- f. gardens and open space.

The Project will involve activities such as:

- a. removal or demolition of existing buildings and infrastructure
- b. bulk earthworks, including the disturbance of contaminated soils
- c. vegetation removal and works within the root zone of a notable tree
- d. groundwater takes and diversion

- e. discharge of groundwater, stormwater run-off and contaminants to land
- f. construction of three water services
- g. construction of two buildings
- h. development of vehicle and pedestrian access/linkages, loading and parking areas
- i. installation of land
- j. any other activities that are –
  - i. associated with the activities described in 'a' to 'j'
  - ii. within the Project scope.

The applicants are seeking land use and subdivision consents, water permits under the Auckland Unitary Plan (AUP), and land use consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) to be determined for the Project through the fast-track process.

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 application. 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 Project to a panel.

If it is more efficient to discuss this application, please contact me or my team at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz) to arrange an appointment.

Specific questions on the application
<ol style="list-style-type: none"> <li>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?</li> <li>2. Is it appropriate to refer this project under the FTCA given that the Project proposes a height above the precinct standards?</li> <li>3. How does this Project align with the National Policy Statement for Urban Development?</li> <li>4. Does the Project require any resource consents associated with the construction phases of the Project (ie, water permits and/or discharge permits for the discharge of construction phase groundwater and stormwater) under the Auckland Unitary Plan and/or the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health?</li> <li>5. Clarify the impacts of the Project design on the Easement for pedestrians currently registered against the record of title for 6-10 The Strand.</li> <li>6. Clarify whether the Project would be likely to be notified under standard RMA processes.</li> <li>7. Clarify the capacity of the existing three waters infrastructure to service the Project.</li> <li>8. What reports and assessments would normally be required by the Council for a project of this nature in this area?</li> <li>9. Do the applicants, or any companies owned by the applicants, have any environmental regulatory compliance history in your region?</li> </ol>

Also note that if the Minister decides to refer the Project 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 project. 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 application. 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)