

BRF-428

23 August 2021

Shane Ellison  
Chief Executive  
Auckland Transport  
Email: s 9(2)(a)

Dear Shane Ellison

**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.

You have been identified as an agency that may have an interest in the project because of its potential impacts on Auckland's transport network. On behalf of the Minister and pursuant to section 21(3) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose.

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

If the Minister decides to refer the project to a panel, the applicants will provide a detailed assessment of environmental effects with any resource consent applications that they lodge with the panel.

If you would like more information about the fast-track consenting process, or to discuss this 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



Stephanie Frame  
**Manager, Fast-Track Consenting Team**

Enclosures:

A. Response template for written comments

cc: Tessa Craig, Principal Planner  
Auckland Transport, s 9(2)(a)