



MFE BRF-2990

DOC 23-B-0215

Neil Construction Limited and Maraetai Land Development Limited
c/- Philip Brown
Director
Campbell Brown Planning Limited
Email: s 9(2)(a)

Dear Philip Brown

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Tōtara Landing Project**

Thank you for the application from Neil Construction Limited and Maraetai Land Development Limited under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Tōtara Landing project to an expert consenting panel (a panel) for consideration under the FTCA. I am writing to you on behalf of both myself and Hon Willow-Jean Prime, Minister of Conservation, as the project is partly within the Coastal Marine Area (CMA).

The project is to subdivide a site covering approximately 14.6 hectares at 101 and 105-107 Totara Road, and 9 McKean Road, Whenuapai, Auckland to create approximately 244 lots for residential purposes and lots for ancillary purposes. The project includes:

1. construction of approximately 244 residential units (including by a person or persons other than the applicant)
2. creation of stormwater management reserves, esplanade reserves and a public recreation reserve all to be vested in Auckland Council
3. construction of public roads, pedestrian and vehicle accessways
4. upgrade of parts of adjacent public roads
5. construction of infrastructure for three-waters services, including within adjacent road reserves.

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 the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

We can only refer a project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes our being satisfied the project will help achieve the FTCA's purpose. We can also decline to refer a project for any reason, under section 23(2) of the FTCA.

We have considered whether the project meets the referral criteria in section 18 of the FTCA, but irrespective of this we have decided to decline the application for referral under section 23(2) of the FTCA for the reason provided in section 23(5)(b) of the FTCA, namely that it would be more appropriate for the project to go through the standard consenting process under the Resource Management Act 1991. The decision to decline to refer the project to a Fast-track panel is neither a criticism of, or endorsement of the project.

The FTCA requires that:

1. We provide a copy of this decision to the persons, entities and groups specified in section 25(1) of the FTCA
2. Our decision, the reasons for it, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Minister for the Environment

cc Ministers of/for:

Arts, Culture, and Heritage; Māori Crown Relations: Te Arawhiti; Housing; Infrastructure; Education; Transport; Land Information; Defence; Treaty of Waitangi Negotiations; Local Government; Conservation; and Climate Change

Local authorities:

Auckland Council

Other parties:

New Zealand Defence Force
Auckland Transport
Watercare Services Limited
Waka Kotahi New Zealand Transport Agency