

BRF-1402

4th May 2022

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 – Wellsford North Project

The Minister for the Environment (Minister) has received an application from Wellsford Welding Club Limited to refer the Wellsford North 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 a link to the application documents is in the covering email.

Watercare Services Limited may have an interest in the project because the applicant has advised that there are potential risks relating to availability of reticulated capacity for both water supply and wastewater to service the development. The applicant has further advised that Watercare Services Limited has indicated planned upgrades to increase capacity should be completed by the end of 2023 for both services. Under delegated authority from 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.

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

Please provide your comments via return email within 10 working days to ensure that the Minister takes your comments 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 to arrange an appointment.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Wellsford North Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

cc: Katja Huls, Head of Major Developments
Watercare Services Limited – s 9(2)(a)

Shane Lawton, Head of Developer Services
Watercare Services Limited – s 9(2)(a)

Appendix A - Proposed project

Project	Applicant	Details
Wellsford North Project	Wellsford Welding Club Limited	<p>The project is to subdivide a 31-hectare site lying north of the Wellsford town centre and construct housing developments on two separate areas located respectively at 338 Rodney Street and the end of Monowai Street, Wellsford, Auckland. The project will create approximately 85 residential lots and residential units (66 at Rodney Street and 19 at Monowai Street), two super lots¹ for future residential development and two lots for future development of a neighbourhood centre for commercial, retail and residential activity (at Rodney Street), and two balance lots not intended for development.</p> <p>The project will include landscape planting and associated infrastructure works including new roads intended to vest in Auckland Council, construction of a new intersection with State Highway 1, vehicle and pedestrian access, and three-waters services.</p> <p>The project involves activities such as subdividing land, carrying out earthworks, diverting and discharging stormwater to water and land, constructing buildings and infrastructure, and landscaping.</p> <p>The project will require subdivision and land use consents, and water and discharge permits, under the Auckland Unitary Plan (AUP) and (potentially) consents under the Resource Management (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.</p>

¹ Large scale lot for future subdivision and development.