

From: s 9(2)(a)
To: s 9(2)(a)
Cc: [Fast Track Consenting](#)
Subject: [COMMERCIAL]Whenuapai Green - Application for referral under the FTCA
Date: Friday, 5 November 2021 1:55:34 pm
Attachments: [image001.png](#)

Afternoon Philip

I have been allocated the above application for review and I have some questions/points of clarification that would assist with preparation of our advice to the Minister. Can you please respond to/provide the following (preferably within a single compiled document for ease of understanding/tracking):

1. **Application form and secondary 'application' document.** You have completed the online application form (which as you are aware generates the 'official application form') and then also submitted a secondary application document that is largely the same information but with some additional images, tables and text. To avoid confusion or information being missed (if the Minister decides to seek comments) it would be best if the secondary 'application' document could be edited so that it was a *supplement* to the official application form rather than a repetition of all of the information, with some additions. Can you please therefore provide an updated version of the document which provides only supplementary information rather than containing duplicate information (and potentially creating confusion or requiring duplicate review by commenters). I understand your approach may have been accepted for another recent application so happy to discuss this if you have any questions.
2. **Records of Title.** You have noted that the relevant records of title are subject to several recorded interests and that none of these impact on the applicant's ability to develop the land. Please provide further details of the interests and brief comment in support of the statement that none will impact the ability to develop the land.
3. **Certainty of Investment.** Please provide financial and other supporting information for Maraetai Land Development Limited (MLDL) to demonstrate that the project will be able to deliver on the employment and investment certainty objectives of the FTCA. For example, you may wish to provide:
 - a. Information on how the various stages of the project will be funded;
 - b. MLDL's financial statements for the last two financial years showing its assets and liabilities and debt to equity ratio;
 - c. Business referees; and/or
 - d. Other evidence demonstrating the financial health of the company.
4. **Contaminated Soils.** The application is unclear on whether consent will be required under relevant contaminated soils provisions under the Auckland Unitary Plan and/or the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Please advise whether consent is likely to be required and should therefore be included in the project scope, and if consent is likely to be required please provide an assessment against the NES-CS (currently not included in Part VIII of the application form).

5. **Job Generation.** Please advise whether an economic assessment has been prepared in support of the application and provide a copy if this is available. The application refers to jobs, however to assist with consistent reporting to the Minister, please provide a breakdown of the potential job numbers that will be generated by the project using the following (with the categories being an example only):

- Approximately X direct full-time equivalent (FTE) jobs over a X year/timeframe period for design and planning
- Approximately X direct full-time equivalent (FTE) jobs over a X year/timeframe period for construction (you may wish to break this down to subdivision construction vs dwelling construction)
- Approximately X direct full-time equivalent (FTE) jobs over a X year/timeframe period for sales, leasing, marketing etc (feel free to adjust as necessary)

6. **Plans.** Please provide a scheme plan to clearly illustrate the proposed subdivision component (e.g. to show residential lots vs JOALs vs land proposed to vest etc). Please also provide any available indicative elevation plans of the various housing typologies.

7. **Potential Natural Wetlands.** The memo provided by Bioresearches addresses watercourse classification and contains limited reference (Watercourse C) to areas of the site that have been investigated/considered as potential natural wetlands. Please provide comment on all areas of the site that have been considered as potential natural wetlands, including any additional assessment that has been undertaken to confirm there are no natural wetlands on the site (if applicable).

Please feel free to give me a call if you want to discuss or clarify any of the above. If you are able to provide the information by the end of next week that would be much appreciated.

Jess Hollis – Contractor, Fast-track Consenting Team, Sustainable Land Use Delivery

Ministry for the Environment – Manatū Mō Te Taiao

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