

BRF-886

23 December 2021

Philip Brown
Director
Campbell Brown Planning Limited
s 9(2)(a)

Dear Philip Brown

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Whenuapai Green – Request for further information

Thank you for the further information you provided on 17 November and 10 December 2021 in relation to your application to refer the Whenuapai Green project (the Project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the FTCA).

The Minister for the Environment (the Minister) has now received comments on your application under Section 21 of the FTCA. Following a review of comments received, further information is required to address potential concerns relating to infrastructure required to support the Project and timing and funding of such infrastructure, and the Project in respect to the Whenuapai Airbase. Under delegated authority from the Minister, I am writing to request the following further information under section 22 of the FTCA:

Stormwater

1. The application does not propose any upgrades to the public stormwater network to accommodate the Project.

Comments received indicate that necessary stormwater upgrades will be required, including to a culvert under Totara Road (or the installation of an additional culvert) to convey the flows without causing flooding. Please provide the following:

- a) confirmation of the required stormwater infrastructure upgrades to support the Project
- b) comment on proposed funding for all required stormwater infrastructure upgrades to support the Project, eg. will funding be met in full by the applicant, provided by Auckland Council (and its CCOs) or other third parties
- c) whether alternative funding arrangements, if required, are likely to impact on the proposed construction timeline.

Water Supply

2. The application details that existing water supply services will need to be extended and comments received also support this. Please provide the following:
 - a) confirmation of the required water supply infrastructure upgrades to support the Project
 - b) comment on proposed funding for all required water supply infrastructure upgrades to support the Project, eg. will funding be met in full by the applicant, provided by Auckland Council (and its CCOs) or other third parties
 - c) whether alternative funding arrangements, if required, are likely to impact on the proposed construction timeline.

Wastewater

3. The application details that the subdivision will connect to the existing public wastewater reticulation network which has been assessed to have sufficient capacity to accommodate the proposed additional residential demand, subject to the commissioning of a proposed pump station within the catchment. The application states that the timing of that work aligns with the anticipated timeframe for development of the site, and that Watercare Service Limited has confirmed that an interim solution would be possible if there is a disconnect between the pump station construction and occupation of the site by residents.

Comments received indicate that the timing of the new pump station is uncertain and cannot be confirmed until several variables are addressed, such as obtaining resource consent and landowner approvals. Comments received do not indicate that an interim solution is possible in the event the pump station construction is delayed. Please provide comment on the likely impact on delivery of the Project given the uncertainty identified with respect to necessary wastewater infrastructure upgrades.

Transport/Roading

4. The application details that the site is well-positioned for the Project and notes a number of future improvements to public transport, walking and cycling connections and the local transport network.

Comments received note that the Project is reliant on a future transport network which is still being planned, is not currently route protected, and is unfunded. Comments advise that the Regional Land Transport Plan (RLTP) sets the 10-year plan for the transport network in Auckland (out to 2031) and that insufficient funding is currently set aside in the RLTP to provide the strategic network infrastructure to support urbanisation in this location. Please provide the following:

- a) confirmation of the required transport/roading infrastructure upgrades to support the Project
- b) comment on proposed funding for all required transport/roading infrastructure upgrades to support the Project, eg. will funding be met in full by the applicant, provided by Auckland Council (and its CCOs) or other third parties
- c) whether alternative funding arrangements, if required, are likely to impact on the proposed construction timeline
- d) comment on the appropriateness of the Project proceeding in advance of the future improvements (identified in the application) being confirmed, route protected or funded.

Whenuapai Airbase

5. The application details that discussions with the Ministry of Defence were productive and there was no matter raised that would constrain or undermine the viability of the Project.

Comments received indicate that a number of matters may be of concern with respect to effects of the Project on the operation of the base, and potential requirements to mitigate risk to the base. Please provide further assessment of the potential reverse sensitivity effects in relation to the base and proposed mitigation measures as appropriate. We note that this may now also include an amendment to the proposed plans to remove built development from within the area of land requiring NZDF approval (as detailed in your further information response dated 10 December 2021).

Please provide the required information via return email to fasttrackconsenting@mfe.govt.nz within 10 statutory working days so that the Minister can take it into account in deciding whether or not to accept the referral application.

Yours sincerely



Stephanie Frame
Manager, COVID-19 Fast-track Consenting

Released under the provisions of
the Official Information Act 1982