

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



BRF-772

8 November 2021

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; Associate Minister for the Environment (Urban Policy); and Climate Change

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on applications for referral – The Botanic, Riverhead, Te Tauoma Stage 1B, Whenuapai Business Park

I have received three applications to refer projects to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The aim 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, and meet Treaty of Waitangi obligations.

The projects are described in the enclosed schedule, and copies of the applications are electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral applications. I note that if the projects are referred to a panel, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. A more detailed environmental assessment and cultural impact assessments will be required as part of these applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether or not to accept the application and refer the project to a panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned below the text 'Yours sincerely'.

Hon David Parker
Minister for the Environment

Enclosures:

- A. Schedule of proposed projects
- B. Application to refer The Botanic, Riverhead to an expert consenting panel, including supporting information
- C. Application to refer Te Tauoma Stage 1B to an expert consenting panel, including supporting information
- D. Application to refer Whenuapai Business Park to an expert consenting panel, including supporting information

Released under the provision of
the Official Information Act 1982

Appendix A - Schedule of proposed projects

Project	Applicant	Details
The Botanic, Riverhead - Auckland	Matvin Group Limited	<p>The project is to subdivide land and construct and operate a retirement village and associated facilities, along with a separate childcare centre and café at 1092 Coatesville-Riverhead Highway and 30 Cambridge Road, Riverhead, Auckland. The subdivision will include separate lots for the retirement village, the childcare centre, the café and land proposed to vest as legal road. The project will also include works to extend and upgrade Cambridge Road and upgrade Riverhead Road, and potentially to upgrade the Coatesville Riverhead Highway - Riverhead Road intersection.</p> <p>The retirement village and associated facilities will include:</p> <ul style="list-style-type: none"> a. approximately 422 residential units, comprised of approximately 158 standalone independent residential units, approximately 212 apartments in eight buildings between three and five storeys with basement car parking, and approximately 52 apartments in the main building b. a three storey care home building that accommodates approximately 28 memory care beds and approximately 60 care beds c. a five storey main building that accommodates apartments, a reception lobby, bar, pool, gymnasium, medical centre, and retail (including food and beverage) facilities d. outdoor recreation spaces e. car parking areas. <p>The project will involve activities such as: subdivision of land, vegetation trimming and clearance, including of trees in roads and near streams, earthworks (including disturbance and remediation of contaminated soils), diverting groundwater and overland flow paths, discharging stormwater and contaminants to land, placing structures in a flood plain, construction and operation of retirement village buildings and associated facilities, a childcare centre and café, construction of three waters services, construction of roads, vehicle access, loading and parking areas and pedestrian accessways, landscaping and planting of open spaces and recreational areas, and installation of signage.</p>
Te Tauoma Stage 1B - Auckland	Shundi Tamaki Village Limited	<p>The project comprises Stage 1B of the Te Tauoma multi-stage mixed-use residential, commercial and retail development on the former Tāmaki Campus of the University of Auckland. It involves construction of two residential buildings (approximately 14 and 18 storeys high) and communal areas above a podium containing a single level of semi-basement parking, that will provide:</p> <ul style="list-style-type: none"> a. approximately 191 residential units

		<ul style="list-style-type: none"> b. two communal outdoor courtyards for residents' use that will include recreational facilities, gardens, and open space c. vehicle and pedestrian shared laneways, accessways and public open space d. car and cycle parking spaces. <p>The project will involve activities such as: demolition of buildings, earthworks (including disturbance of contaminated soils), discharge of stormwater run-off and contaminants to water and land, construction of two towers of residential units and associated facilities, construction of a podium and basement area that will form an extension to the consented Stage 1A basement, construction of two communal courtyard areas and associated facilities, construction of three waters services, roading and pedestrian accessways, construction of vehicle access, loading and parking areas, and landscaping and planting of open spaces and recreational areas.</p>
Whenuapai Business Park - Auckland	Neil Construction Limited	<p>The project is to subdivide a 22.9 hectare site at 69-71 Trig Road and 155-157 Brigham Creek Road Whenuapai to create 21 industrial lots, two residential lots, and two balance lots, together with public roads and pedestrian accessways intended to vest in Auckland Council. A stream crossing will be constructed to accommodate the main public road, and riparian margins will be planted and enhanced.</p> <p>The project will involve activities such as: subdivision, earthworks (including disturbance of contaminated land, removing vegetation within 10 metres of a natural wetland, diverting and discharging stormwater to land and water, diverting overland flow paths, construction roads and three waters infrastructure, and planting riparian margins.</p>