

Helen Willis

From: Katrina Ellis <s 9(2)(a)>
Sent: Tuesday, 11 January 2022 3:50 pm
To: Rachel Ducker
Subject: RE: [COMMERCIAL]Glenpanel, Ladies Mile - Te Putahi Fast Track Consent application

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Hi Rachel

Thanks for being in touch and great to hear this will be in front of the Minister tomorrow.

Hope you had a great break too!

My response to your questions is in red. Feel free to give me a call if you want to discuss further or need any additional clarification.

Many thanks

Katrina Ellis
Senior Planner



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From: Rachel Ducker <s 9(2)(a)>
Sent: Tuesday, 11 January 2022 2:26 pm
To: Katrina Ellis <s 9(2)(a)>
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>
Subject: [COMMERCIAL]Glenpanel, Ladies Mile - Te Putahi Fast Track Consent application

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Kia ora Katrina,

I hope you have had a good break over the holiday period.

I have been reviewing the above application and have a few questions for you.

1. Is there a street address (i.e. number) for the property? **429. Please note this is the same street number as the adjoining Flints Park, and both sites share an existing access.**
2. The project scope refers to a wide range of potential future uses such as commercial activities, and a service activity area for rented storage space Which of these would actually be constructed and developed as part of this project as opposed to having land allocated for this future use to be developed by another party? **Our intention is to consent all buildings, and consent for buildings to be used for commercial activity of an appropriate nature/scale. The storage facility will be constructed by the applicant. The other premises might be consented by the applicant and on sold to someone else to build and tenanted.**
3. There are several references throughout the application form to residential unit numbers which are different. Are we correct in saying that the project scope is for approximately 450 dwellings or 365 with a school included? **It is proposed to construct approximate 424 dwellings (or max 450) with no school, and approximately 339 dwellings if the school is included (being 424 minus the 85 dwellings removed to accommodate the school).**
4. What discussions have you had regarding the underpass with Waka Kotahi? Is any part of the underpass construction included in this project scope? Alternatively are these works proposed to be undertaken in the future by Waka Kotahi and your project is allocating space to enable those works to occur? **The underpass is separate to the proposal, but included for context. There is HIFF funding for WK to construct a roundabout in the location shown and include an underpass. WK are now progressing the roundabout aspect through different funding. The HIFF funding hasn't been utilised as it was contingent on residential development occurring on the northern side of Ladies-Mile Highway (i.e. the subject site). We have discussed with WK about adding the underpass in with the roundabout noting we are making this application. They haven't yet confirmed if they will include the underpass.**
5. Are the stormwater detention ponds to be vested in QLDC proposed to be constructed as part of the project? If so how far has the design work progressed and what consultation has been undertaken with QLDC? **Stormwater within the ONF will likely be managed via easements, and stormwater detention ponds in the development area are proposed to be vested with QLDC. There has been an evolution of discussions with QLDC and these are ongoing. We have stormwater experts engaged, have done ground work feasibility studies and are confident we can design to meet the QLDC Code of Practice as it relates to stormwater. Our intention is that detailed design will be undertaken prior to making an application to the EPA, should this application to the Minister be successful.**

I am hoping to get a fairly quick response from you as this application is scheduled for consideration with another similar project and we currently finalising a joint briefing to the Minister by tomorrow morning.

Thanks

Rachel Ducker
Senior Analyst | Kaitātari Matua
Fast Track Consenting

Ministry for the Environment | Manatū Mō Te Taiao
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reanga katoa.



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