

BRF -2759

8 March 2023

Barbara McKerrow
Chief Executive Officer
Wellington City Council
s 9(2)(a)

Dear Barbara McKerrow

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Jamaica Rise Project

The Minister for the Environment (Minister) has received an application from Grenada North Nominees Limited to refer the Jamaica Rise Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The project is described in Appendix A and the application documents are in Attachment 1.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Wellington City Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the application.

Specific questions on the application
<p>Jamaica Rise Project:</p> <ol style="list-style-type: none">1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?2. What reports and assessments would normally be required by the Council for a project of this nature in this area?3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?4. Are there any other approvals required to be sought from the Council that may impact on the applicant's timeframe for project delivery should a panel grant the resource consent required?

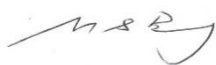
The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Wellington City Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the RMA approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessment(s) at this stage and the council will have the opportunity to provide further comments to the panel.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you 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



Madeleine Berry
Acting Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

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

cc: Halley Wiseman, Consents Manager
s 9(2)(a)

Hamish Dean, Resource Consents Team Leader
s 9(2)(a)

Appendix A – Details of proposed project

Project	Applicant	Details
Jamaica Rise	Grenada North Nominees Limited	<p>The project is to subdivide approximately 23.1 hectares of land at 133, 143, 148, 155, 158, 161, 169, 171, 174, 175, 176, 178, 179, 182, 186, 198 Jamaica Drive, Grenada North, Wellington (Jamaica Drive site), and construct a residential development comprising of approximately 213 residential units, including approximately 52 units within eight apartment buildings that are each 3 storeys high.</p> <p>The project includes the construction of supporting infrastructure, including roads and reserves intended to vest with Wellington City Council, accessways and three-waters services. The project will also include associated works within the Takapu Road and State Highway 1 road reserves to upgrade the intersection, new stormwater infrastructure and a recreation area at 2 Takapu Road, Grenada North (Grenada North Reserve) and a new water reservoir, on the same site as the existing reservoir, at 38 Caribbean Drive, Grenada North (Caribbean Avenue Reserve). The Grenada North and Caribbean Avenue Reserves are owned by Wellington City Council.</p> <p>The project will require subdivision and land use consents under the operative Wellington City District Plan and land use consent and a discharge permit under the Proposed Natural Resources Plan for the Wellington Region.</p>