

18 April 2023

Acting Manager, Fast-track Consenting Team  
Ministry for the Environment  
PO Box 10362  
WELLINGTON 6143

Attn: Rebecca Perrett

By email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

Dear Rebecca,

**RE: COVID-19 RECOVERY (FAST-TRACK CONSENTING) ACT 2020 - RESPONSE TO REQUEST FOR FURTHER INFORMATION DATED 13 APRIL 2023**

**APPLICANT: CALAND HOLDINGS LTD**  
**ADDRESS: 66 McFETRIDGE DRIVE, HAMURANA**

The following information is provided in response to your request for further information received on 13 April 2023.

#	REQUEST	RESPONSE
1.	if exclusion of Lot 7 DP 39269 (89 Tauranga Direct Road) from the project scope would impact the ability and/or timing of project delivery for the rest of the project site, or	Should some of the lots contained within Lot 7 DP39269 be excluded from the project scope, this would not impact the ability and/or timing of the project delivery for the rest of the site.  The project will remain feasible and viable and there would be no barrier to giving effect to the decision under the Fast Track Legislation.  Additional discussion is set out below this table.
2.	if delays with council's processing of an application to cancel the consent notice relating to Lot 7 DP 39269 (89 Tauranga Direct Road) would impact the ability or	Should there be any delays by Council in processing the application to cancel the consent notice this would not impact on the ability or timing of the subdivision of the rest of the site.

#	REQUEST	RESPONSE
	timing of project delivery for the rest of the project site?	Additional discussion is set out below.

As previously advised, consent notice 7715575.1 relates only to Lot 7 DP392696 and restricts development of Lot 7 to one household unit and no further household units. There is no restriction on subdivision in the consent notice. Therefore, the consent notice does not impact on the ability to grant consent to the subdivision of the proposed lots within the current extent of Lot 7 as sought.

The restriction on household units would potentially affect seven lots within the extent of Lot 7 as some building platforms could be adjusted to sit outside the subject area and there is currently no household unit within Lot 7. Therefore, the restriction would relate to the potential development of only seven of the proposed lots. These lots are desirable but are not material to whether the project would or could proceed.

Application would be made under section 221 to cancel the consent notice at the time when the decision under the Fast Track Legislation is signalled or confirmed, or could be applied for earlier as appropriate. The decision to grant subdivision consent would support the application to Rotorua Lakes Council to cancel the consent notice as it would then be no longer relevant, having been imposed under a different set of circumstances.

Our discussions with Council have identified that the standard process and timeframes are expected to apply. It is noted that the process would take less time than the timeline through the parallel process through to issue of titles.

We therefore confirm our opinion that there is no barrier to the expert consenting panel granting the resource consents as sought. However, notwithstanding that conclusion, should Lot 7 DP39269 be excluded from the project scope it would not impact the ability and/or timing of the project delivery for the rest of the site.

Please contact me by phone on s 9(2)(a) or by email at if you wish to discuss further or have any queries.

Yours faithfully  
SIGMA CONSULTANTS LTD



Ann Nicholas  
Principal – Planner