

BRF-2760

Geoff Williams
Chief Executive
Rotorua Lakes Council
Email: s 9(2)(a)

Dear Geoff Williams

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Ngongotahā Housing Development Project

The Minister for the Environment (Minister) has received an application from Watchman Residential Limited to refer the Ngongotahā Housing Development 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 Rotorua Lakes 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>Ngongotahā Housing Development 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. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?3. Provide feedback on whether you agree with the applicant's legal commentary relating to Consent Notice 6238089.

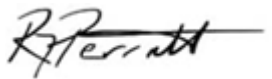
The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Rotorua Lakes 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 assessments 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

A handwritten signature in black ink, appearing to read 'R Perrett', is enclosed in a thin black rectangular border.

Rebecca Perrett
Acting Manager, Fast-track Consenting Team

Appendix:

- A. Details of proposed project

Attachments:

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

Appendix A – Details of proposed project

Project	Applicant	Details
Ngongotahā Housing Development Project	Watchman Residential Limited	The project is to subdivide an approximately 15.9-hectare site located at 31 Ngongotaha Road (State Highway 36), Ngongotahā, Rotorua and construct approximately 196 residential units and supporting infrastructure including roads and reserves intended to vest with Rotorua Lakes Council, accessways, car-parking areas and three-waters services. The project will include construction of a new intersection with State Highway 36, landscaping and planting of open spaces and the creation of a series of wetlands for flood mitigation on a large balance lot.