

BRF-2760

Nicole Rosie
Chief Executive Officer
Waka Kotahi New Zealand Transport Agency
Email: s 9(2)(a)

Dear Nicole Rosie

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – comments sought on referral applications – Whenuapai Business Park Extension Project and Ngongotahā Housing Development Project

The Minister for the Environment (the Minister) received applications to refer the following two projects to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA):

1. Whenuapai Business Park Extension Project – from Neil Construction Limited
2. Ngongotahā Housing Development Project – from Watchman Residential Limited

The purpose 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.

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

Waka Kotahi New Zealand Transport Agency may have an interest in the Ngongotahā Housing Development Project because it is adjacent to State Highway 36. Waka Kotahi New Zealand Transport Agency may have an interest in the Whenuapai Business Park Extension Project because of the potential adverse effects on the state highway network. Under delegated authority from the Minister and pursuant to section 21(3) of the FTCA, I invite Waka Kotahi New Zealand Transport Agencies written comments on the referral applications. A template is provided for this purpose in Attachment 2.

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 applications and the projects are referred to a panel (or panels), the applicants will be able to lodge an application with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. The applicants

must provide a detailed assessment of environmental effects and cultural impact assessment(s) as part of this process.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when deciding whether or not to accept the referral applications. Note that the Minister is not required to consider any comments provided after this time.

If you would like more information about the fast-track consenting process, or to discuss the applications, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Rebecca Perrett
Acting Manager, Fast-track Consenting Team

Appendix:

- A. Details of proposed projects

Attachments:

1. Application to refer the Whenuapai Business Park Extension Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Application to refer the Ngongotahā Housing Development Project to an expert consenting panel, including supporting information (Databox link in covering email)
3. Response template for written comments

cc: Waka Kotahi New Zealand Transport Agency - EnvironmentalPlanning@nzta.govt.nz

Sonya McCall, Team Lead (Environmental Planning)
Waka Kotahi New Zealand Transport Agency - s 9(2)(a)

Jenni Fitzgerald, Manager (Environmental Planning)
Waka Kotahi New Zealand Transport Agency - s 9(2)(a)

Appendix A - Proposed projects

Projects	Applicants	Details
Whenuapai Business Park Extension Project	Neil Construction Limited	<p>The project is located on two separate sites in Whenuapai, Auckland. The first site is located at 151 and 155-157 Bringham Creek Road (Bringham Creek Rd site) and the second site is located at 71 and 73 Trig Road (Trig Rd site).</p> <p>On the Bringham Creek Rd site, the project is to construct two industrial buildings and associated site development including yard, access, parking and manoeuvring areas. The works at 151 Bringham Creek Road are limited to the formation of vehicle access.</p> <p>On the Trig Rd site, the project is to subdivide land to create three lots for industrial development and includes the construction of supporting infrastructure, including a road intended to vest with Auckland Council, and three-waters services. The project will include upgrade works such as road widening, bus stops and a cycleway and footpath within the Trig Road road reserve. The applicant intends to apply for land use consent for light industrial activities on the three lots, however construction will be undertaken by third parties.</p>
Ngongotahā Housing Development Project	Watchman Residential Limited	<p>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.</p>