



BRF-3072

Watchman Residential Limited
c/- Michael Campbell
Director
Campbell Brown Planning Limited

s 9(2)(a)

Dear Michael Campbell

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Ngongotahā Housing Development Project

Thank you for Watchman Residential Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Ngongotahā Housing Development Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

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 artificial wetlands for flood mitigation on a large balance lot.

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 the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 479 direct full-time equivalent jobs over a 5-year construction period

2. increase housing supply through the construction of approximately 196 residential units
3. progress faster than would otherwise be the case under standard Resource Management Act 1991 process

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide a flood hazard assessment, including modelling that accounts for the effects of climate change, with any resource consent applications for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Waka Kotahi New Zealand Transport Agency
2. Ngati Tura Ngati Te Ngākau Hapu Trust
3. representatives of Ngāti Tuteaiti, Ngāti Ngararanui and Ngāti Rautao hapū.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the following parties who are additional to those specified in the FTCA:

1. Ngati Tura Ngati Te Ngākau Hapu Trust
2. representatives of Ngāti Tuteaiti, Ngāti Ngararanui and Ngāti Rautao hapū.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

Arts, Culture, and Heritage; Māori Crown Relations: Te Arawhiti; Housing; Infrastructure; Education; Transport; Land Information; Defence; Treaty of Waitangi Negotiations; Local Government; Conservation; and Climate Change

Local authorities:

Bay of Plenty Regional Council
Rotorua Lakes Council

Other parties:

Waka Kotahi New Zealand Transport Agency
Ngati Tura Ngati Te Ngakau Hapu Trust
representatives of Ngāti Tuteaiti, Ngāti Ngararanui and Ngāti Rautao hapū

Relevant iwi authorities and relevant Treaty settlement entities:

Te Arawa Lakes Trust
Te Arawa Lakes Strategy Group
Te Pūmautanga o Te Arawa Trust
Raukawa Settlement Trust
Te Maru o Ngāti Rangiwewehi Iwi Authority
Te Tāhuhu o Tawakeheimoa Trust
Te Komiti Nui o Ngāti Whakaue Trust

Environmental Protection Authority

The Panel Convener