



MFE 2021-B-07853

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29 April 2021

Malcolm Nicolson
Chief Executive Officer
Northland Regional Council
Email: s 9(2)(a)

Dear Malcolm Nicolson

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Oruku Landing – Comments sought

In the week commencing 29 March 2021, Northland Development Corporation Ltd applied to refer the Oruku Landing project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). As the Project includes parts of the Coastal Marine Area (CMA), the Acting Minister of Conservation and I will jointly decide on the referral application.

The Project is described as follows, and a copy of the application is attached.

The Project is to construct and operate a comprehensive hotel and entertainment precinct in central Whangarei. It will comprise a multipurpose conference and events centre, a four-star hotel, a mixed-use building incorporating residential apartments, car parking and retail/commercial tenancies and a 29 berth marina and jetty.

The Project site is located at 44 Riverside Drive, Riverside, Whangarei, Northland.

The proposed Project, if consented, will involve activities such as the following:

- a. vegetation clearance, including removal of mangroves
- b. earthworks, including on contaminated land
- c. dredging in the CMA
- d. disposal of dredged material on land
- e. disturbance of the CMA associated with establishment of marina
- f. demolition of existing buildings and structures on land
- g. construction of buildings and structures on land and in the CMA
- h. occupation of the CMA by a marina
- i. discharge of stormwater and contaminants to the CMA
- j. construction of roading and walkway upgrades, parking facilities and signage.

The applicant is seeking land use consents and discharge and coastal permits under the Operative Whangarei District Plan, the Decisions Version of the Whangarei District Plan, the Operative Northland Coastal Plan, the Operative Northland Regional Water and Soil Plan and the Proposed Northland Regional Plan, to be determined for the Project through the fast-track process.

On behalf of myself and the Acting Minister of Conservation, I invite you to provide written comments on the referral application pursuant to section 21(2) of the FTCA (a template is attached for this purpose). Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to our decision on whether to refer the Project to a panel. If it is more efficient to discuss this application, please contact our team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Specific questions on the application
<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 region?

Also note that if we decide to refer the Project to a panel, you 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 resource consent application(s) for the Project. Applicants will provide a detailed assessment of environmental effects at this next stage and you will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days so that we can take them into consideration when deciding on whether or not to accept the application and refer the Project to a panel.

Yours sincerely



Hon David Parker
Minister for the Environment

Enclosures:

- A. Application to refer the Oruku Landing Project to an expert consenting panel including supporting information
- B. Response template for written comments