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# Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

*This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.*

<b>Local authority providing comment</b>	Northland Regional Council
<b>Contact person (if follow-up is required)</b>	Stuart Savill
	Consents Manager
	Click or tap here to enter text.

## Comment form

Please use the table below to comment on the application.

<b>Project name</b>	Oruku Landing, Whangarei
<b>General comment – potential benefits</b>	Potential Economic benefit from visitors to Whangarei attending events and conferences. Beneficial use of land that is adjacent to city centre, river and is part of an existing recreational development (Hatea Loop).
<b>General comment – significant issues</b>	Potential effects of climate change and sea level rise on any new development on the site. The site is within a mapped 1 in 100 year flood zone and mapped coastal flood hazard zone. The council has recently updated its coastal flood hazard maps, which will need to be taken into account for this application and any mitigation measures being proposed.
<b>Is Fast-track appropriate?</b>	No comment. Council does however have to declare a potential conflict of interest as it has a proposal in its Annual Plan to partial fund the development via an annual rate. Deliberation on the Annual Plan has not commenced, and no decision has been made regarding the partial funding of this development. Council's economic team has also not had any input into these comments.
<b>Environmental compliance history</b>	None, as no consents have been applied for by, or granted to, the applicant.
<b>Reports and assessments normally required</b>	The reports supplied with the application are what would normally be required by council for a project of this scale and nature.
<b>Iwi and iwi authorities</b>	Te Runanga A Iwi O Ngapuhi Ngatiwai
<b>Relationship agreements under the RMA</b>	No current relationship agreements cover the location of the development.
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	Click or tap here to insert responses to any specific matters the Minister is seeking your views on.
<b>Other considerations</b>	Click or tap here to insert any other responses you consider relevant for the Minister to be aware of.

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.

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This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

<b>Local authority providing comment</b>	Whangarei District Council
<b>Contact person (if follow-up is required)</b>	Murray McDonald, s 9(2)(a) [redacted] or
	Mary Willson s 9(2)(a) [redacted]
	Click or tap here to enter text.

## Comment form

Please use the table below to comment on the application.

<b>Project name</b>	Oruku Landing
<b>General comment – potential benefits</b>	A feasibility study of the project has been completed with government funding which outlined the economic benefits of the project. It is also noted that Whangarei currently lacks a large conference facility.
<b>General comment – significant issues</b>	Comments further on in this response outline some potential RMA issues that are not considered properly addressed in the information submitted to date. In addition, the PGF funding is dependent on additional funding by WDC & NRC. The PGF funding is for the conference facility not the whole complex which is the subject of the application.
<b>Is Fast-track appropriate?</b>	Council has no formal position on whether the Fast-track process is appropriate but notes that there will be economic benefits and the project is likely to progress faster than through the normal resource consent process.
<b>Environmental compliance history</b>	No history.
<b>Reports and assessments normally required</b>	<p>1. <u>Assessment of Environmental Effects Report</u></p> <p>The Application includes an Assessment of Environmental Effects (AEE). We would expect a report of this nature to not only provide an assessment of all actual and potential adverse effects of the proposal but also provide:</p> <ul style="list-style-type: none"> <li>• A full description of the Site and surrounding environment;</li> <li>• A detailed description of the proposed development;</li> <li>• An outline of the reasons for which consent are required for the project, including identification of the activity classifications each of the proposed activities falls within under the District Plan;</li> <li>• An assessment of the project against all relevant provisions of a national environmental standard, national policy statement, regional policy statement, a plan or proposed plan; and</li> <li>• An assessment against Part 2 of the Resource Management Act 1991.</li> </ul>

## 2. Traffic Reports

The Application includes a Traffic Impact Assessment (TIA).

For an Application of this nature we would also require an Integrated Transport Assessment (ITA). The ITA would need to include assessment of how the development would support active and public transport, and specifically detail how end of trip facilities for staff and customers for each activity would be accommodated.

The traffic reporting should also include SIDRA (or equivalent) modelling to determine delay and queuing effects downstream of the proposed signalised intersection.

## 3. Engineering and Infrastructure Reporting

The Application includes an Engineering and Infrastructure Report. This report is a feasibility report (desk top study) and requires more detail level information, including:

- a capacity assessment for water and wastewater, that includes consideration of the demand for land-based water and wastewater facilities associated with the proposed marina; and
- assessment of the impacts of earthworks, buildings and marina facilities on the structural integrity of the existing retaining wall.

## 4. Natural Hazards Reporting

A Flood Hazard Assessment is provided with the Application. As part of this reporting we would expect some modelling (or similar) detailing the potential for displacement of flood water/ overland flow paths by the proposed buildings.

## 5. Construction Management Plan

While we acknowledge that a Construction Management Plan could form a condition of consent, we are of the opinion that given the constraints of the subject site, a high-level Construction Management Plan (or similar report) is required. During the construction of the project the Hatea Loop track will need to be re-routed, likely onto the road, and potentially with resulting disruption to traffic. Night works may be required to manage/ limit traffic disruption with resulting noise related effects on the adjacent residential zone. A Construction Management Plan should identify how these matters will be managed, and/or any mitigation that may be required to address construction effects.

## 6. Arboriculture Report

The project involves physical works in the vicinity of public trees within the road reserve and on land within the Open Space zone. Removal of, or works within the dripline of, a 'public tree' requires consent under the District Plan. On this basis we require report prepared by a suitably qualified Arborist, that identifies the nature of any works required to, or within the vicinity of, public trees to facilitate the project. Any mitigation measures, to manage the effects of any such tree work, should be included.

## 7. Urban Design Statement

The Application includes design statements in the form of a Landscape and Urban Design Concept, an Architectural Design Report and a Cultural Design Report. These reports cover the usual matters expected to be addressed in an urban design statement.

## 8. Other Reports

	<p>The following additional reports, would be usual for a project of this nature and <u>have</u> been provided with the Application:</p> <ul style="list-style-type: none"> <li>• Archaeological Assessment</li> <li>• Cultural Impact Assessment</li> <li>• Noise Effects Assessment</li> <li>• Landscape Effects Assessment</li> <li>• Ground Contamination Assessment</li> <li>• Assessment of Ecological Effects</li> <li>• Coastal Processes Impact Assessment</li> </ul>
<b>Iwi and iwi authorities</b>	For this location Council would consult with Ngati Kahu O Torongare and Te Parawhau (authors of the submitted CIA).
<b>Relationship agreements under the RMA</b>	WDC & Ngati kahu O Torongare have an agreement over the provision of information relating to sites of significance.
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	Is local government funding likely to be approved for the project? The PGF funding is dependent on additional funding by WDC & NRC. WDC is currently consulting the community over such funding through the LTP process.
<b>Other considerations</b>	Part of the site is owned by WDC (coastal fringe). No formal agreement to utilise this area has yet occurred.

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