

Jacob Paget

From: Stephanie Blick s 9(2)(a)
Sent: Wednesday, 9 November 2022 3:29 pm
To: Samantha Maxwell
Cc: Fast Track Consenting; Jess Hollis
Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Yes, that's great, thanks!

Ngā mihi,

STEPHANIE BLICK
PRINCIPAL PLANNER
s 9(2)(a)

From: Samantha Maxwell s 9(2)(a)
Sent: Wednesday, 9 November 2022 3:28 pm
To: Stephanie Blick s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Jess Hollis s 9(2)(a)
Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Hi Stephanie,

Just a quick email following my call to confirm that you are happy for me to shorten the project name. Would Otaki Maori Racecourse Development suit you?

Ngā mihi nui,

Samantha Maxwell (she/her)

Analyst | Kaitātari

Fast Track Consenting Team

Ministry for the Environment | Manatū Mō Te Taiao
s 9(2)(a) | mfe.govt.nz

Ministry staff work flexibly by default. For me this means, you may receive an email from me outside of usual working hours. Please respond at a time that is convenient for you.



From: Stephanie Blick s 9(2)(a)
Sent: Tuesday, 1 November 2022 1:43 pm
To: Samantha Maxwell s 9(2)(a); Jess Hollis <s 9(2)(a)>

Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>

Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Kia ora Samantha,

I'm sorry we never did arrange that follow up meeting!

This email is to advise that we have lodged the OMRC referral application so it might land on your desk soon.

Link to online form and attached documents below:

Out of Scope

Ngā mihi,

STEPHANIE BLICK

PRINCIPAL PLANNER

s 9(2)(a)

From: Samantha Maxwell s 9(2)(a)

Sent: Monday, 5 September 2022 8:59 am

To: Stephanie Blick s 9(2)(a); Jess Hollis s 9(2)(a)

Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>

Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Kia ora Stephanie,

What times suit you next week for a meeting? I will send a team's invite through.

Ngā mihi nui,

Samantha Maxwell (she/her)

Analyst | Kaitātari

Fast Track Consenting Team

Ministry for the Environment | Manatū Mō Te Taiao

samantha.maxwell@mfe.govt.nz | mfe.govt.nz

Ministry staff work flexibly by default. For me this means, you may receive an email from me outside of usual working hours. Please respond at a time that is convenient for you.



From: Stephanie Blick s 9(2)(a)

Sent: Sunday, 4 September 2022 9:43 pm

To: Jess Hollis s 9(2)(a)

Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Samantha Maxwell

s 9(2)(a)

Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Hi Jess,
Thank you so much for this, very helpful! Enjoy your leave this week!
Ngā mihi,

STEPHANIE BLICK
PRINCIPAL PLANNER
s 9(2)(a)

From: Jess Hollis s 9(2)(a)
Sent: Saturday, 3 September 2022 2:19 pm
To: Stephanie Blick s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Samantha Maxwell s 9(2)(a) >
Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Kia ora Steph

I have scanned over the application documents in the folder and can provide the following high-level feedback:

- There are various references to the 'masterplan' and I assume these references are to the proposed plans in Appendix 3? The appendix 3 plans are headed 'concept design', but is this design sufficiently progressed to provide certainty of outcome? I know in our discussions the feedback was that the design was generally set but sometimes references to masterplan may be more relevant to a structure planning or plan change process rather than specific resource consenting so I just wanted to confirm.
- Existing easements – these are referred to in the application as 'hereon' and are drawn on two 'existing site plans' in Appendix 3, but they are not clearly identified from what I could see, e.g. 'A', 'B' and 'C' etc, nor are they shown on any plans in relation to the proposed new buildings/structures. There should be a plan/s clearly showing the existing easements (labelled) in relation to the proposed development.
- Further to the above, there are a range of references to services being redesigned to suit the development and new easements being provided. You will need to clarify whether any existing easements and/or CN and/or covenants need to be cancelled or amended in order to implement the project (as this cannot be considered by a panel). If required, you will need to discuss how any additional approval to remove/cancel or vary easements, CNs or covenants will affect project timing and/or delivery. E.g. if an easement is in favour of a third party do you have agreement in principle for any removal/amendment.
- Project description – is to subdivide land and construct and operate a village development. It seems accurate to say a mixed-use development?
- The project is stated to include stream reclamation (page 12), however when you get to the rules assessment it appears this is only in relation to placing a culvert in a stream. If so, it would be good to clarify this in the description as I was looking for further information on stream reclamation.
- I didn't carefully analyse all of the plans, but please check legends and labelling – I just noticed buildings labelled CL-CC on the plans and I don't think this is in the legend.
- The application refers to consent being sought to undertake commercial activities in existing buildings – please identify/label these on the plans.
- 'Community Centre' buildings are on the plans but are not included in the project description. Please include in the project description if they form part of the project and describe what these are.
- Riparian enhancement works – is this location/s clearly shown on a plan in relation to the development? Mentioned in project description but little other detail. I suspect there may be more in the ecological assessment yet to come?
- Housing typologies heading – the detail on options probably needs to be included at the start of the project description section so it is clear you are seeking two design options. I suggest you consider how you would want/need the Order in Council to read if the Minister decides to refer the project.

- Wastewater wording on page 15 - 'Relevant staff at Council have confirmed that the upgrade works can be programmed to align with the delivery of the development' – is there anything from KCDC to confirm the timing and that this will not be an impediment?
- Water supply – 'we understand from our discussions with Council that the works will be undertaken to align with the delivery programme for the development' - is there anything from KCDC to confirm timing and that this will not be an impediment?
- Utilities – highlighted upgrades required for power supply, provide comment on whether these are being fully funded by the applicant?
- Application details the housing delivery dates align with the milestones outlined in the Housing Outcomes Agreement between Kainga Ora and Otaki Revisited Limited signed as part of the IAF agreement. How relevant is the Housing Outcomes Agreement and the IAF agreement and is it worth providing with the application? Perhaps it has the answers to the 2 questions about re wastewater and water supply upgrades?

Generally I would say that the application material is comprehensive and covers the key areas that it needs to (noting you are still to finalise the ecological assessment).

I should note that the application document appears to contain a lot (if not all) of the material that we would expect to see in the application form submitted through the online portal. I would encourage you not to submit a 50 page referral document if a large portion of that text is repetition of the application form. The application form is the official 'go to' document for us and should be able to stand on its own. Reference in the application form to additional supporting reports/supplementary information is fine, but it should be supporting or supplementary to, rather than a repeat of the details in the application form. I'm happy to discuss this further when I am back in the week of the 12th.

Hopefully the above is of some value for now.

Ngā mihi

Jess Hollis – Contractor, Fast-track Consenting Team

Ministry for the Environment – Manatū Mō Te Taiao

Mobile: s 9(2)(a) Email: s 9(2)(a) Website: www.mfe.govt.nz

From: Stephanie Blick s 9(2)(a) >
Sent: Friday, 2 September 2022 2:25 pm
To: Jess Hollis s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Samantha Maxwell s 9(2)(a)
Subject: RE: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Awesome thanks Jess and Samantha,
 More than happy with that approach and yes if we can set up a meeting early the week of Mon 12th that would be great!

Ngā mihi,

STEPHANIE BLICK

PRINCIPAL PLANNER

s 9(2)(a)

From: Jess Hollis s 9(2)(a)
Sent: Friday, 2 September 2022 2:15 pm
To: Stephanie Blick s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Samantha Maxwell

s 9(2)(a)

Subject: [COMMERCIAL]RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

Kia ora Steph

Good timing as I was just in the folder and could see someone else was in there making changes!

Apologies for the delay in getting back to you, as Sam mentioned I am on leave next week but will be back the week starting Mon 12 Sept if you want to touch base.

I hope to get you some preliminary feedback this afternoon or tomorrow before I go on leave, however I note there is a lot of documentation in the folder and just so you are aware we won't be doing a comprehensive review of every document as that will be done by the assigned analyst upon formal lodgement. The intent of this review will be to generally scan over the documents, identify any major omissions/issues (as far as practicable), and then answer any specific questions in a pre-lodgement meeting.

Ngā mihi

Jess Hollis – Contractor, Fast-track Consenting Team

Ministry for the Environment – Manatū Mō Te Taiao

Mobile: s 9(2)(a) Email: s 9(2)(a) [Website: www.mfe.govt.nz](http://www.mfe.govt.nz)

From: Stephanie Blick s 9(2)(a)

Sent: Friday, 2 September 2022 1:55 pm

To: Jess Hollis s 9(2)(a); Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Samantha Maxwell s 9(2)(a)

Subject: RE: Otaki Maori Racecourse Village development - Draft referral application for feedback

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora Jess, Samantha and the fast-track team,

FYI – we have now received a letter of support from KCDC. I've included this as Appendix 13 in the link below.

Ngā mihi,

STEPHANIE BLICK

PRINCIPAL PLANNER

s 9(2)(a)

From: Stephanie Blick

Sent: Monday, 29 August 2022 1:43 pm

To: 'Jess Hollis' s 9(2)(a); Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Samantha Maxwell s 9(2)(a) >

Cc: Earl Hope-Pearson s 9(2)(a); Earl Hope-Pearson s 9(2)(a)


'James Gardner-Hopkins' s 9(2)(a)

Subject: Otaki Maori Racecourse Village development - Draft referral application for feedback

Kia ora Jess, Samantha and the fast-track team,

I hope you are all well.

Please see link below to the draft referral application for the proposed village development of the Otaki Maori Racecourse. We would appreciate any feedback you have before formal lodgement of the application in the next 2-3 weeks.

Link:  Out of Scope

The following documents have not yet been finalised so have been omitted from the draft version:

- Ecological Assessment – the project ecologist has had Covid and has been on leave for an extended amount of time so a final version is expected in the next 1 or 2 weeks. However the draft application, together with the development concept etc has taken into account the findings in the draft assessment.
- Iwi correspondence – formal correspondence expected in the next 3-4 weeks so will be hopefully be included in the final referral application.
- Council correspondence – expected this week so will be included in the final referral application. N.B - we have also provided a copy of the draft application to KCDC as an FYI.

Please give me a call to discuss any queries you have otherwise I'm happy to set up a teams to go through your comments and feedback.

Ngā mihi,

STEPHANIE BLICK
DIRECTOR / PRINCIPAL PLANNER
s 9(2)(a)

scope
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