

BRF-2895

Nicola Etheridge
General Manager – Policy, Planning and Regulatory
Porirua City Council
s 9(2)(a)

Dear Nicola Etheridge

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Plimmerton Farm Stage One Project

The Minister for the Environment (Minister) has received an application from KM and MG Holdings Limited to refer the Plimmerton Farm Stage One Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

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

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Porirua City Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the application.

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. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?3. The project site is located within the Plimmerton Farm Zone which is subject to Plan Change 19. Provide details of any submissions or further submissions received on Plan Change 19 that are relevant to the project.4. Advise progress of the Plan Change 19 hearing and decisions.

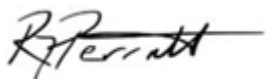
The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Porirua City Council 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 RMA approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the council 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 comments via return email within 10 working days to ensure that the Minister takes them into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Perrett', is enclosed in a thin black rectangular border.

Rebecca Perrett
Acting Manager, Fast-track Consenting Team

Appendix:

- A. Details of proposed project

Attachments:

1. Application to refer the Plimmerton Farm Stage One Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

Appendix A – Details of proposed project

Project	Applicant	Details
Plimmerton Farm Stage One	KM and MG Holdings Limited	<p>The project is to subdivide approximately 383-hectares of land located at 18 State Highway 59, Plimmerton, Porirua, and construct a residential development comprising of approximately 1044 residential units in a range of typologies, including approximately 305 units in approximately 35 apartment buildings up to 4 storeys high, and terraced, duplex and detached houses. Approximately 209 of the residential units will be constructed by third parties. The project will also create six super lots and a balance lot, and includes developing land for open space, reclamation of streams and natural inland wetlands, and ecological restoration.</p> <p>The project includes works within the James Street road reserve to upgrade site access and within the State Highway 59 road reserve to form a new pedestrian/cycle crossing, and the construction of supporting infrastructure, including roads and reserves intended to vest with Porirua City Council (PCC), accessways and three-waters services.</p>