

BFR-140

15 June 2021

Steph Rotarangi
Chief Executive
Napier City Council
Email: s 9(2)(a)

Dear Steph Rotarangi

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Riverbend Residential Development – Comments sought

In the week commencing Monday 17 May 2021, Tawanui Developments Limited applied to the Minister for the Environment (the Minister) to refer the Riverbend Residential Development project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Project is to undertake subdivision and development of associated roading and servicing infrastructure at 195 and 215 Riverbend Road, Meeanee and 20 Wartworth Avenue, Onekawa to create up to 606 residential lots, to construct 380 residential units, and provide for the future development of a further 290 residential units on the balance lots. The application may include an expansion to the existing Maraenui Park.

The Project involves activities such as demolition of existing structures, subdivision of land, earthworks including vegetation clearance (may include works on contaminated land), discharges of stormwater and contaminants to water, diversion and piping of existing drainage structures, construction of residential dwellings and residential/commercial buildings, structures within flood areas, construction of roading and transport infrastructure, construction of three waters services and development of open space including landscaping and planting.

The applicant is seeking land use and subdivision consents and discharge permits under the City of Napier Operative District Plan and Hawkes Bay Regional Resource Management Plan, to be determined for the Project through the fast-track process.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table on the next page, and on any other matter you consider relevant to the Minister's decision on whether to refer the Project to a panel.

If it is more efficient to discuss this application, please contact me or my 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. Are you able to confirm whether the Project will occur within the extent of Designation D143, as the applicant states that this is incorrectly shown as crossing the boundary of the site? If the Project will occur within the Designation, do you foresee any issues for the Project?3. What reports and assessments would normally be required by the council for a project of this nature in this area?4. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

Also note that if the Minister decides to refer the Project to a panel, the 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 resource consent applications for the project. The applicant will provide a detailed assessment of environmental effects 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 your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments