

ROKOKAURI NORTH HOLDINGS LIMITED

ROKOKAURI NORTH

Supplementary document – correction of errors

Advisory note:

- This document intends to replace information that was provided in the Ministry for the Environment's online portal application form, that was provided in error.
- Incorrect information that is currently contained in the portal-generated application form is in ~~strikethrough text~~.
- Correct information replacing the incorrect information identified in this document is in **green text**.

PART II: Project location

Legal description

Copies of relevant records of title are included as Annexures A1 – A6 to this application.

PART III: Project details

Relevant zoning, overlays and other features:

As noted, the project is Stage 1 of RNHL's proposed development at Rotokauri North, so already involves an element of staging. Any more detailed staging within this first stage is yet to be determined and would need to be designed so that it complies with the two year maximum lapse date that must be imposed under the Act, if the project is consented in accordance with this fast track process.

All the Stage 1 land is zoned FUZ under the District Plan and is not subject to any other restriction, limitation or overlay on the planning maps. The land also comes within the existing RSP area, as identified on Figures 2-8 to 2-13 of Appendix 2 to the District Plan. As outlined above, PC7 proposes to remove the land from the existing RSP and instead, insert a new RNSP and associated rules into the District Plan.

[...]

Construction readiness

The project may require RNHL to obtain approval from Waka Kotahi ("NZTA") under section 176 of the RMA for any works to be undertaken within the boundaries of its existing designation for SH39/Te Kowhai Road, in order to provide appropriate access to the Stage 1 land. As outlined in Part IV below, RNHL has been liaising closely with NZTA regarding the Rotokauri North development (including as part of the PC7 process) and will continue to do so. Any approvals required from NZTA under the RMA will be addressed via that process.

There are no other legal authorisations or concessions required to begin the project, including under either Heritage New Zealand Pouhere Taonga Act 2014 or Conservation Act 1987.

Preliminary earthworks will commence as soon as RNHL obtains the approvals required for these works, with civil engineering (construction works) to follow immediately after completion of the required earthworks. It is currently anticipated that, subject to obtaining necessary regulatory approvals, bulk earthworks will commence in February

2022 and civil engineering works should be ready to begin in May 2022. Funding and engagement of the contractors required for these works is already well progressed, as detailed in the statement from Mr Noland **attached** as **Annexure C**. In particular, RNHL is currently preparing tender docs for the bulk earthworks and have had initial discussions with Dempsey Wood who have confirmed capacity to undertake the works.

Released under the provision of
the Official Information Act 1982