

2 November 2021

Stephanie Frame  
Fast-Track Consenting  
Ministry for the Environment | Manatū Mō Te Taiao  
[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

Dear Stephanie,

**RE: COMMENT ON FAST TRACK APPLICATION – ROTOKAURI NORTH PROJECT**

Thank you for the invitation to comment on the application to refer Rotokauri North Holdings Limited's (Applicant) Rotokauri North Project (Project) to an expert consenting panel under the Covid-19 (Fast-track Consenting) Act 2020 (FTCA).

Hamilton City Council (Council) is supportive of the Project being referred by the Minister for the Environment to an expert consenting panel under the FTCA as it presents an efficient process to consider the multiple resource consents required. The Project will also be of benefit to Hamilton, particularly its contribution housing supply in the lower to medium cost range.

However, Council's support is contingent on the Fast-Track process considering the application against the impending decision on the Private Plan Change (PPC7) lodged with Council by Green Seed Consultants Limited. That is, the independent panel (if/when appointed), has regard to PPC7 in its assessment of the Project. In addition, and most critically, that the Applicant is required to deliver the strategic and local infrastructure required to service the Project, as agreed through an existing Private Developer Agreement (PDA). Council anticipate that the interim infrastructure approach previously agreed to under the PDA may not adequately reflect the servicing requirements of the stage 1 proposed by the Project, which would require an agreed amendment to the PDA to ensure that any interim or long-term infrastructure is acceptable to Council and can service the Project.

Council has been working with MADE Group Limited / Rotokauri Holdings Limited / Green Seed Consultants Limited (Developer) since 2017 in relation to the Rotokauri North area. Following an application by the Developer to the Minister of Housing and Urban Development for a Special Housing Area under the Housing Accords and Special Housing Areas Act 2013, Council made a recommendation, subject to receiving a signed Statement of Intent (SOI) on the delivery of infrastructure and affordable housing, to the Minister to grant the area as a Special Housing Area, which the Minister granted in August 2019. The SOI set the framework for a more detailed Private Development Agreement (PDA) for water, wastewater, stormwater, transport and reserves which has been agreed to by the Developer and Council.

A qualifying development application was lodged for approximately 151 residential lots with Council in August 2019 but was subsequently withdrawn in September 2021.

In April 2019, Green Seed Consultants Limited lodged a private plan change application to the Hamilton Operative District Plan. In September 2019 Council resolved to accept and limited notify the plan change. The private plan change (PPC7) was limited notified in February 2020. The hearing of the PPC7 by independent commissioners commenced 20 October 2021, and at the time of this letter is still proceeding.

The development of infrastructure as agreed in the PDA has been reflected in amendments to the notified PPC7 provisions agreed to between the Council and the Developer's consultant team prior to the hearing.

We also note that with the recently released Resource Management (Enabling Housing Supply and Other Matters) Bill, Council is yet to form an understanding of what the new permitted baseline means for both interim infrastructure or for long-term infrastructure requirements for the Rotokauri North area.

The above matters provide context for the Minister's consideration of the Application. A response to the specific matters requested by the Minister is provided below in the template supplied by the Ministry. Should you have any further questions please contact Jamie Sirl, Team Leader City Planning s 9(2)(a) in the first instance.

Ngaa mihi



**Lance Vervoort**  
Chief Executive  
Hamilton City Council

s 9(2)(a)

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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>	Hamilton City Council
<b>Contact person (if follow-up is required)</b>	Jamie Sirl, Team Leader City Planning
	s 9(2)(a)
	s 9(2)(a)

## Comment form

Please use the table below to comment on the application.

<b>Project name</b>	Rotokauri North Project ("Project")
<b>General comment – potential benefits</b>	<p>Although out of sequence, in a broad sense, the outcomes promoted through the Project as they reflect the outcomes promoted through the Rotokauri North Private Plan Change (PPC7), bearing in mind the agreement reached through pre-hearing workshops and commissioner directed caucusing, will be positive for Hamilton.</p> <p>While the release of Rotokauri North for urbanisation is not necessary in the short to medium term to meet Council's NPS-UD targets as a Tier 1 Council, the range of housing typologies expected to be delivered in Rotokauri North once PPC7 is determined will contribute to addressing the supply of mid to lower value housing.</p> <p>The Application forms part of the overall area sought to be re-zoned through PPC7. As such, in relation to the Minister's consideration of whether to refer the Application, it is considered that the Project will contribute to a well-functioning urban environment and result in freshwater ecology and biodiversity enhancement of an area of land more recently used for agricultural activities.</p>
<b>General comment – significant issues</b>	<p>This application is for an area of land in Stage 2 of the Rotokauri Structure Plan, in the north-western part of Hamilton. The land is zoned Future Urban because urbanisation has not been planned for this area within the immediate future. The District Plan uses the Future Urban Zone to protect land from development that could compromise future urbanisation outcomes (e.g. fragmentation).</p> <p>There is no funding in the 10 Year-plan for delivering strategic infrastructure necessary to enable the development of this area.</p> <p>Hamilton City Council (Council) has a Private Development Agreement (PDA) with MADE Group Ltd requiring them to deliver all the necessary strategic infrastructure, including sizing to address the wider, future fully developed catchment. The PDA also covers interim infrastructure sufficient to support an initial 150 dwellings. As an unfunded growth area, it is critical that funding and the delivery of infrastructure remains aligned with landuse planning and consenting.</p> <p>Council notes that the applicant proposes alternative water and wastewater service routes for the permanent infrastructure and, an interim water and wastewater service route in lieu of a</p>

permanent solution that is different to the PDA. It is unclear what the expected servicing capacity is for the interim infrastructure nor whether the existing networks can support interim connections that services more than the agreed 150 dwellings. A technical assessment is required for water and wastewater proposals that differ from the PDA and a change to the PDA would need to be formally agreed to by both Council and the Developer.

A notice of requirement (NOR) for the arterial corridor referenced in the application is currently being prepared but given its current project timing the NOR process will not be completed by the time the Covid-19 Fast Track consent legislation falls away.

Council is currently processing a Private Plan Change (PPC7), lodged by the applicant to provide a live zoning for development. Various provisions of the Private Plan Change are based on and reflect the PDA requirements. While much progress has been made, hearings for PPC7 have not concluded and therefore has yet to deliver a complete objective, policy, rule framework with legal effect to properly assess a consent application against.

The catchment and environs has features which require careful consideration in order to ensure development is undertaken in a manner that manages potential adverse effects and ensures protection and enhancement of the Waikato River and its tributaries (Te Ture Whaimana o Te Awa o Waikato - Vision & Strategy of the Waikato River). Many detailed, but critical matters have been raised as part of Council's consideration of the original Special Housing Area qualifying development consent (since withdrawn) and through the Private Plan Change. Some matters are better able to be fully addressed as part of subsequent consenting processes. Pre-hearing discussions have been held between Council and the applicant to clarify these matters with the intent to amend provisions in the Private Plan Change to allow the plan change to progress whilst ensuring outstanding details will be addressed to Council's satisfaction as part of the subsequent consent process(es). This includes the details of local infrastructure expected to be vested in Council and ensuring that infrastructure is fit for purpose for the growth area, including avoiding a disproportionate operational burden on Council and its ratepayers. Similarly, the suitability of quasi-public spaces and private infrastructure are matters of detail that are of concern to Council.

Given the isolated location of the site there is a heavy reliance on strong connectivity and connections to the rest of the city and beyond. The Waikato Regional Council (responsible for bus passenger transport services) and Waka Kotahi New Zealand Transport Agency are critical stakeholders/interested parties and Council expects that they will need to be satisfied with the proposal.

The Rotokauri North development will result in significant additional traffic on the existing local road network. The traffic changes and consequential adverse effects that result from the development are sensitive to the timing and provision of the minor arterial network and staging of development. Infrastructure improvements may be required to manage the transport effects from the Rotokauri North Project on the existing rural network beyond the Project area, as being considered through the Private Plan Change process currently being heard by Independent Commissioners.

These matters emphasise the need for an integrated approach to development in Rotokauri North, should the Project be referred to a Panel for determination prior to PPC7 having legal effect.

**Is Fast-track appropriate?**

On the basis that the decision on PPC7 is to approve, and that the fast-track process would involve having regard to the provisions that of PPC7 pursuant to clause 31(1)(d) "any other matters" of Schedule 6 to the Covid-19 Recovery (Fast-track Consenting) Act 2020, Council's critical concern in relation to whether Fast-Track is appropriate relates to the need for certainty that the Rotokauri North Project will deliver an infrastructure solution acceptable to Council, and that does not result in Council being left with unanticipated financial burden relating to infrastructure, or otherwise. This concern is directly linked to the existing PDA between Council and applicant. Council anticipates further engagement with the applicant in relation to this matter. The existing PDA includes an agreed interim approach to infrastructure however that was only premised on a 'stage 1' of 150 residential dwellings. The Project anticipates 40 residential units and seeks to subdivide an additional 360 residential lots that may be able to accommodate more than the same number of residential units, possibly more if the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill is passed into law as expected in

	<p>December 2021 and implementation of the Medium Density Residential Standards is required by August 2022.</p> <p>Certainty that the Rotokauri North Project will deliver an infrastructure solution acceptable to Council, and that does not result in Council being left with unanticipated financial burden relating to infrastructure, or otherwise, is the central concern of Council.</p> <p>Council does not entirely agree with assumptions made in the application relating to the timing of the plan change becoming operative as a supporting factor for referral. The plan change could also be operative as early as early 2022 if a decision to approve the plan change is released by end of December 2021 and is subject to no appeals. Noting that the developer may also appeal the decision on the plan change. Prior to PPC7 being operative, the Panel may have regard to PPC7 as “any other matter”.</p> <p>The justification for the proposal to be referred is often referenced back to PPC7. At this time decisions have not been made on PPC7 and the appeal period has obviously not concluded. As such, the application cannot yet be assessed under PPC7. If the appeal period were to close without any appeals being filed, this may result in delays while the applicant provides a further round of assessment under PPC7 prior to any hearing (assuming that is required by the Panel). Should this be the case, the applications will need to be assessed, potentially part way through a Fast-Track process, which may undermine the claim that the usual consenting process would mean extensive delays compared to a Fast-Track process.</p> <p>The Minister could also consider an option of referral in part, such as for the bulk earthworks consents to enable initial site enabling works to be undertaken, whilst the applicant obtains the remaining consents necessary through the standard RMA process.</p>
<p><b>Environmental compliance history</b></p>	<p>No known history of compliance or enforcement issues within Hamilton.</p>
<p><b>Reports and assessments normally required</b></p>	<p><b>Social/Cultural</b></p> <ul style="list-style-type: none"> <li>• Cultural Impact Assessment</li> <li>• Evidence of consultation with mana whenua</li> <li>• Archaeological assessment</li> <li>• Evidence of consultation with Pouhere Taonga</li> <li>• Urban Design Report</li> <li>• Landscape and Visual Assessment</li> </ul> <p><b>Geotechnical</b></p> <ul style="list-style-type: none"> <li>• Geotechnical Assessment (including liquefaction, land stability etc)</li> <li>• Flood Risk Assessment</li> <li>• Detailed earthworks plans</li> <li>• Groundwater / hydrological assessment</li> </ul> <p><b>Three Waters</b></p> <ul style="list-style-type: none"> <li>• Sub-catchment ICMP (updated to reflect resource consent detail/ updated to reflect changes)</li> <li>• Updated Water and Wastewater modelling assessment (if determined to be relevant)</li> </ul> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• Broad Integrated Transport Assessment, which may include traffic modelling</li> <li>• Evidence of consultation with Waka Kotahi</li> </ul>

	<ul style="list-style-type: none"> <li>• Public transport assessment with evidence of consultation with WRC</li> <li>• S176 approval to undertake works within Waka Kotahi designation</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• Ecological assessment (terrestrial, aquatic, bat assessment, NPS/NES FW assessment)</li> <li>• Contamination / NES</li> </ul> <p><b>Planning assessment</b></p> <ul style="list-style-type: none"> <li>• Assessment of Environmental Effects</li> <li>• Assessment of proposed activities against Operative District Plan and the Rotokauri North Private Plan Change, the Regional Policy Statement and Future Proof, NPSs and NES, Te Ture Whaimana o te Awa o Waikato – Vision and Strategy for the Waikato River, and iwi management plans.</li> </ul>
<b>Iwi and iwi authorities</b>	Waikato-Tainui - Waikato-Tainui Te Kauhanganui Incorporated
<b>Relationship agreements under the RMA</b>	<p>Waikato-Tainui and the Hamilton City Council are parties to a Joint Management Agreement. The Joint Management Agreement provides for an enduring relationship through a shared exercise of functions, duties and powers that give effect to the overarching purpose to restore and protect the health and wellbeing of the Waikato River for future generations.</p> <p>In working together under the Joint Management Agreement, both Waikato-Tainui and the Hamilton City Council will;</p> <ol style="list-style-type: none"> <li>Commit to work together in good faith and in the spirit of co-operation;</li> <li>Commit to open, honest and transparent communication;</li> <li>Recognise and acknowledge that the parties will benefit from working together by sharing their respective vision, knowledge and expertise</li> <li>Ensure early engagement;</li> <li>Recognise that the relationship between both parties will evolve;</li> <li>Recognise that co-management operates within statutory frameworks that must be complied with; and</li> <li>Commit to meeting statutory timeframes, and minimizing delays and costs associated with those statutory frameworks.</li> </ol> <p>The JMA includes agreed process relating to resource consents, specifically those that are for the use of, or activities on, the surface of the water in the Waikato River.</p>
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	Responses to specific questions contained within relevant sections of this template.
<b>Other considerations</b>	<p>The Rotokauri North Project is located within Rotokauri (Stage 2) is a strategic growth area zoned Future Urban comprising approximately 300 hectares, in the northwest of Hamilton.</p> <p>Rotokauri is a strategic development priority in the Futureproof area, as stated in the Hamilton Urban Growth Strategy, Hamilton-Auckland Corridor Plan and the Hamilton Waikato Metro Spatial Plan.</p> <p>The Rotokauri North Project is immediately north of the recently constructed Rotokauri Transport Hub which provides residents within the growth cell with multiple transport opportunities. The hub is a park and ride, rail station for Te Huia, bus interchange and includes a pedestrian connection to The Base.</p> <p>The developer (MADE Group Limited also referred to as Green Seed or Rotokauri North Holdings) entered into a Private Development Agreement in 2019 to support a special housing area (SHA)</p>

that was established under the Housing Accords and Special Housing Areas Act 2013 (HASHA) for 133ha. The PDA commits the developer to deliver 10% of total dwellings sold to a First Home buyer at a value no more than 90% of the average Hamilton City residential house value as determined by Quotable Value.

The Future Proof NPS-UD Housing Development Capacity Assessment (HBA) 2021 identified the need for an additional 3,500 dwellings in Hamilton (4,200 with a 20% margin applied) by 2023. This expands to 11,900 additional dwellings in the medium term (14,300 including a 20% margin).

From a housing typology perspective, the HBA identified particular shortfalls of mid to lower value housing with this gap projected to expand over time.

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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Your Ref

In reply please quote

If calling, please ask for  
Summer Salmon

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New Zealand

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2 November 2021

Fast Track Consenting Team  
Ministry for the Environment  
[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

To whom it may concern

**RE: COMMENT ON FAST TRACK APPLICATION – ROTOKAURI NORTH STAGE I**

Thank you for the invitation to comment on the application to refer Rotokauri North Holdings Limited to an expert consenting panel under the Covid-19 (Fast-track Consenting) Act 2020.

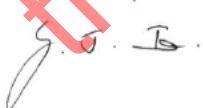
The land subject to the proposed application is wholly contained within Hamilton City Council (**HCC**) boundaries; however, the western and northern edges of the wider development site (and the Stage I land) are adjacent to the territorial boundary between HCC and Waikato District Council (**WDC**).

The application advises that land use resource consent is required from WDC in accordance with Operative District Plan Rule 25.13 as it proposes to create a network utility in a rural zone which does not comply with the permitted activity standards. WDC also has interest in the application from a stormwater and roading perspective. Portions of the site, including the Stage I land, drain into catchments which extend into WDC boundaries. Stream channel stabilisation works and upgrades to associated infrastructure (culverts etc) will likely occur within WDC boundaries. The application also involves additional access points to roads within the district (Te Kowhai Road and Exelby Road) and the eventual upgrade of a road within the district (not necessarily part of the Stage I development). The proposal will also result in additional traffic along Council-owned roads.

From a customer and economic development perspective, Waikato District Council do not oppose the application being processed as a fast track consent.

Please find attached our response to the questions you have set out. I trust the information contained in this response is adequate for your current purposes. Please do not hesitate to contact either myself or Summer Salmon if you have any further questions.

Yours faithfully



Gavin Ion  
**CHIEF EXECUTIVE**

# 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>	Waikato District Council
<b>Contact person (if follow-up is required)</b>	Summer Salmon
	Principal Planner
	s 9(2)(a)

## Comment form

Please use the table below to comment on the application.

<b>Project name</b>	Rotokauri North – Stage 1
<b>General comment – potential benefits</b>	<p>The proposal will increase the stock of good quality housing supply and create intergenerational employment and education opportunities. Due to the proximity of the subject site to the Waikato district boundary, the proposal will likely create social and economic benefits for the Waikato district and stimulate the district in the post-Covid-19 era.</p> <p>The potential for sub-regional water servicing (i.e. given its proximity to Te Kowhai) is supported</p>
<b>General comment – significant issues</b>	<p>Potential issues include:</p> <ul style="list-style-type: none"> <li>• Stormwater Management - portions of the catchments and discharge points are within the WDC territorial boundaries. Possible upgrades required to existing culvert under Te Kowhai Road and works within stream channels through to Lake Rotokauri</li> <li>• Erosion, sedimentation &amp; de-stabilisation of stream banks as a result of works within stream channels (in particular Te Otamanui &amp; Ohote Streams) and potential adverse effects on Lake Rotokauri</li> <li>• Ecological impacts associated with works within the stream channels and Lake Rotokauri, having regard to climate change and how it impacts on emissions reduction requirements for fighting climate change</li> <li>• Managing people's expectations in relation to the early release of land for residential activities – ahead of Future Proof Strategy</li> <li>• Localised environmental effects including reverse sensitivity, amenity &amp; character effects especially in relation to existing (generally rural &amp; rural residential) land use activities undertaken on the opposite sides of Te Kowhai Road &amp; Exelby Road</li> <li>• Increase in traffic volumes along Council roads and the eventual upgrade of Burbush Road and Exelby Road (south of Burbush Road) to widen the road to a collector standard of 7.7m sealed width (currently 5.5-6.0m sealed width)</li> <li>• The application doesn't appear to consider relevant provisions of the Proposed Waikato District Plan – decisions due in January 2022</li> </ul>
<b>Is Fast-track appropriate?</b>	WDC does not oppose the application being processed as a fast-track consent
<b>Environmental compliance history</b>	WDC is not aware of the applicant or company owned by the applicant as having any past or current breaches/notices or litigation related to environmental regulatory compliance.
<b>Reports and assessments normally required</b>	Stormwater Management Plan, Integrated Traffic Assessment, Ecological Assessment, Landscape & Visual Assessment



<b>Iwi and iwi authorities</b>	Waikato-Tainui is the relevant iwi authority and the mandated representatives from, but not limited to, Ngaati Hauaa, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Wairere
<b>Relationship agreements under the RMA</b>	Waikato River Joint Management Agreement under the RMA 1991 between Waikato Tainui and Waikato District Council
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	N/A
<b>Other considerations</b>	N/A

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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# 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>	Waikato Regional Council (WRC)
<b>Contact person (if follow-up is required)</b>	Miffy Foley s 9(2)(a) [REDACTED] s 9(2)(a) [REDACTED]

## Comment form

Please use the table below to comment on the application.

<b>Project name</b>	The Rotokauri North project
<b>General comment – potential benefits</b>	<p>WRC has expressed general support for the wider proposal through the recent private plan change process as it aligns with the Waikato Regional Policy Statement and the Future Proof sub-regional growth strategy.</p> <p>The proposal has potential to generate positive social and economic benefits through provision of housing and jobs in a Tier 1 urban environment during a period of high demand and growth. The proposal provides for a more compact urban form and encourages multi-modal transport options to reduce the reliance on private vehicles.</p>
<b>General comment – significant issues</b>	<p>The following issues are significant to WRC and should be addressed through the application:</p> <ul style="list-style-type: none"> <li>• It is important that the proposal achieves hydraulic neutrality to protect the existing aquatic values and to ensure less than minor impacts on downstream properties and WRC drainage schemes. This will require maintenance of the shallow groundwater table and stream flow of the drainage network.</li> <li>• There may be potential impacts downstream should hydraulic neutrality not be achieved, including possible backflow impacts on adjacent WRC land drainage assets. The development area is not part of a WRC drainage scheme but the stormwater plan indicates possible discharge through the Ngāruawāhia rural drainage scheme. Consideration of the capacity of this system and its ability to carry increased water flows is important to ensure adverse effects on properties downstream are no more than minor. This system is currently only used for rural drainage and may not be suitable for use by a large urban subdivision.</li> </ul>

	<ul style="list-style-type: none"> <li>The Rotokauri North area is known to support indigenous species such as Giant Kokopu (classified declining) and black mudfish (classified at risk declining).</li> </ul> <p>Giant Kokopu are known to rear in Lake Rotokauri and developed larvae use reversing lake flows to exit the system and populate the wider Ohote and Waipā systems. Any impacts on fish movement through this area could impact the Giant Kokopu populations across the entire lower Waikato region.</p> <p>Black mudfish tend to reside in damp and ephemeral channels and remnant wetland pockets and burrow into the mud during dry periods. Maintaining the water table level and open waterways is important for the survival of this species.</p>
<p><b>Is Fast-track appropriate?</b></p>	<p>WRC is not opposed to fast-tracking this proposal. However, we raise the following considerations relating to the issues outlined above:</p> <ul style="list-style-type: none"> <li>The fast-track process may limit the opportunity to consult on drainage with landowners downstream.</li> <li>Detecting the presence of black mudfish is dependent on fishing being undertaken at times of year when the fish are active. Fast-tracking the consent process may prevent detection of resident black mudfish populations.</li> </ul>
<p><b>Environmental compliance history</b></p>	<p>WRC is not aware of any environmental compliance or enforcement history for the applicant or known associated companies. WRC has engaged with the applicant through ongoing meetings for the past few years. WRC has reviewed various technical reports relating to the proposal during this time and the applicant has been taking WRC's recommendations and comments on board.</p>
<p><b>Reports and assessments normally required</b></p>	<ul style="list-style-type: none"> <li>Stormwater management plan</li> <li>Hydrology and hydraulic assessment</li> <li>Natural Hazard assessments</li> <li>Geotechnical report</li> <li>Contaminated Sites assessment</li> <li>Archaeology assessment</li> <li>Ecological Assessment</li> <li>Cultural Assessment</li> <li>Assessment against Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River. The proposal must give effect to Te Ture Whaimana as it is located within the catchment of the Waikato River.</li> <li>Assessment against the Waikato Regional Pest Management Plan and Ministry for Primary Industries Unwanted Organism Register.</li> </ul> <p>Note all assessments should consider and incorporate climate change scenarios and projected impacts. Reports and assessments should be peer reviewed.</p>
<p><b>Iwi and iwi authorities</b></p>	<p>Waikato Tainui (THAWK) is the main iwi authority for the Rotokauri North area.</p>

<b>Relationship agreements under the RMA</b>	<p>Waikato-Tainui Joint Management Agreement (JMA).</p> <p>There may be MOUs with THAWK and other iwi protocols associated with earthworks, for example.</p>
<b>Insert responses to other specific requests in the Minister's letter (if applicable)</b>	<ol style="list-style-type: none"> <li>1. <i>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?</i> See response above.</li> <li>2. <i>What reports and assessments would normally be required by the council for a project of this nature in this area?</i> See response above.</li> <li>3. <i>Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?</i> See response above.</li> </ol>
<b>Other considerations</b>	<ul style="list-style-type: none"> <li>• The Rotokauri North area is part of a broader system with low topographical relief. After periods of high rainfall, flows can (every five years or so) reverse up the Ohote stream and flow into, rather than out of Lake Rotokauri. Runoff from the northern development would enter the Ohote stream whereas the southern Rotokauri development area will drain directly to Lake Rotokauri via the Exelby Road culvert. During such times Lake Rotokauri may be a sink for these flows which will likely raise lake levels and prevent this reverse flow.</li> <li>• WRC considers it important that the proposal is assessed for biosecurity risks. This would involve demonstration of good biosecurity hygiene practices to prevent spread of any invasive pests or harmful organisms.</li> </ul>

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.