

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for persons requested by the Minister for the Environment to provide comments on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Organisation providing comment	KiwiRail Holdings Limited
Contact person (if follow-up is required)	Michelle Grinlinton-Hancock
	s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Summerset Rotorua
General comment	KiwiRail notes that infrastructure for the development will need to pass through the corridor and under the existing rail embankment to enable stormwater to pass from the development site towards Lake Rotorua in rainfall events. The number and exact location of culverts and pipes will need to be determined at detailed design stage. It is understood that conversations have been undertaken with the Grants Team in KiwiRail who have indicated that passing infrastructure through the corridor is acceptable with the appropriate legal mechanisms (Deed of Grant) in place. Although the rail in the immediate vicinity of the site is not currently operational for heavy rail currently, it may be in the future and the development needs to take account of that in terms of noise and vibration and also ensuring that the development does not result in increased flooding immediately adjacent to the rail corridor. In addition to the Deed of Grant Process the applicant will also need to work with the Permit to Enter Team and RMA team to ensure that all relevant approvals are in place to enable infrastructure associated with the development to be constructed. KiwiRail looks forward to working with the applicant going forward.
Other considerations	
[Insert specific requests for comment]	

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.

Template for written comments from councils

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.

Local authority providing comment	The Bay of Plenty Regional Council
Contact person (if follow-up is required)	Mary Pappon, Senior Consent Planner
	s 9(2)(a)
	s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Summerset Rotorua
General comment – potential benefits	In the short term the development will provide economic benefits associated with constructing the retirement village. In the long term the development will provide additional housing (for older people) and will create ongoing employment opportunities for those working in the village. The applicant identifies potential opportunities for the enhancement of the Waiowhero Stream.
General comment – significant issues	<p>Stormwater / Flooding</p> <p>The Bay of Plenty Regional Council has limited knowledge of the flood hazard(s) on this development as there are no published maps for this catchment. There is a natural stream (Waiowhero) and an overland flow path running through the site. The site currently ponds and conveys floodwaters in larger rainfall events.</p> <p>The Waiowhero Stream is known to have flooding and infrastructure capacity issues passing through an existing downstream urban environment. These issues will need to be addressed and a solution found through the fast track consenting process. However, it does seem that there are feasible solutions that can be implemented to address this issue. The detail would need to come through the application to the fast track consent process.</p> <p>The proposed mitigation for flooding involves a floodway passing through or adjacent to wetlands on privately owned land. The potential effects on the adjoining wetland(s) will need to be carefully considered. There are also some concerns whether there is sufficient space within the 20m wide paper road to convey the flood flows considering that there are likely constraints due to elevated lake and groundwater levels during the larger flood events. There has been and</p>

	<p>will be further preapplication meetings with the applicant to talk through potential issues of the proposal.</p> <p>As long as communication remains open and proactive from the applicant, matters could be resolved. Alternatively, 10 days may not be sufficient to review all of the information and ensure that proposed mitigation is sufficient.</p> <p>Nutrient Management – Lake Rotorua Nutrient Management</p> <p>The subject site is located within the Lake Rotorua Catchment which is subject to rules within the Bay of Plenty Regional Natural Resources Plan (RNRP), requiring the reduction of nutrients from rural land (2001-2004) over time, to meet water quality limits within Lake Rotorua. The Bay of Plenty Regional Council (BoPRC) needs to understand how the discharge of nitrogen, as a result of the proposed land use, compares to the discharge of nitrogen from the existing land use. The nitrogen discharged from the proposed land use would need to be equal to or less than the discharge from the existing land use. These calculations can be complex and take time to understand therefore we recommend the applicant engage with the BoPRC on this aspect as soon as possible so it can be resolved prior to the application being lodged with the EPA. We are concerned that 10 working days may not be sufficient for these calculations to be completed, if engagement prior to lodgement is not undertaken.</p> <p>Wetlands</p> <p>The <i>Waiowhoro Flat Wetland</i> is located downstream of the discharge and is identified as being a significant natural area (scheduled in Rotorua Lakes District Plan). These large (41.6ha) wetlands are likely to be affected by the discharge of stormwater on a permanent basis, by any structures required to convey water through the site, and by any temporary construction effects. It is not clear whether the proposal is to discharge stormwater on a permanent basis to soakage within the wetland or directly discharge it to the lake. There are likely to also be temporary and ongoing effects associated with the construction of the stormwater flow path however, it is not clear what form the flow path will take or how construction will be undertaken and therefore what the effects on the wetland will be. Additionally, it is not clear whether any permanent or temporary vegetation removal is proposed to enable to construction of a flowpath/conveyance structure. There are concerns regarding a) the potential sedimentation and contamination of the wetland as a result of a discharge of stormwater; b) potential permanent changes to wetland hydrology and connectivity as the result of a conveyance structure through the wetland or discharge to the wetland; c) potential effects of wildlife (including threatened species) and sedimentation associated with construction of a conveyance structure/flow path and d) possible removal of vegetation/loss of wetland area in relation to construction of the flow path.</p>
Is Fast-track appropriate?	<p>Based on the discussions to date and the information received, it seems that this proposal is appropriate to be assessed through the fast track process.</p> <p>We do have some concerns about our staff being able to receive and respond to technical information, especially if this does not occur prior to lodgement of the consent application. However, it appears there are feasible solutions for managing the effects arising from the development of this site.</p>
Environmental compliance history	<p>The Bay of Plenty Regional Council Compliance team has researched the Katikati and Pāpāmoa Summerset Villages and those sites have a good compliance history in regards to the earthworks for development of the sites.</p>
Reports and assessments normally required	<p>Engineering:</p> <ul style="list-style-type: none"> Stormwater modelling is required for both current climate and climate change for different return period events. The current proposal during larger rainfall events is to intercept and divert the northern overland flow paths into a swale/floodway directly to the lake but passing adjacent to wetlands (see attached image at the bottom of the table). Preliminary modelling carried out for the proposal has shown the proposal (subject to further detail) is feasible. The pre and post stormwater modelling will need to be of sufficient detail to ensure that the existing on-site flooding and flood flow conveyance, including the extra generated stormwater has been appropriately managed and that there will be no detrimental effect to the downstream wetland(s) and Lake Rotorua.

- The applicant will need to take into account the Bay of Plenty Regional Council's Stormwater Management Guidelines (2012/01) and implement water sensitive design and a treatment train approach to manage water quality effects on the receiving environment.
- Peer review of the flood modelling by a recognised BOPRC entity. We have a panel of experts who can be used for this purpose.
- A risk assessment consistent with the Bay of Plenty Regional Policy Statement (RPS) Policy NH4B: Managing natural hazard risk on land subject to urban development, requires a low natural hazard risk to be achieved on the development site without increasing the risk outside of the development site. In addition, the RPS Appendix L: Methodology for risk assessment; requires different likelihoods to be considered. For flooding the 1%, 2% and 0.2% AEPs need to be considered.

Natural Hazards – Liquefaction

- Regional liquefaction mapping shows the subject site is likely to liquefy in a 0.2%AEP earthquake (500 year reoccurrence interval). Therefore, a risk assessment consistent with the Bay of Plenty Regional Policy Statement (RPS) Policy NH4B is required to ensure low natural hazard risk can be achieved on the development site. In addition, the RPS Appendix L: Methodology for risk assessment; requires different likelihoods to be considered. For earthquake the 0.2% AEP event is considered to be the primary likelihood.

Contaminated land

- It is expected that a contaminated land investigation, be it in the form of a Preliminary Site Investigation or Detailed Site Investigation, is completed as part of any preparatory works prior to consent lodgement. This will inform if the site is suitable for the future intended land use and whether any soil disturbance requires additional controls to manage and mitigate the potential risks to the environment should contaminant concentrations in the soil be recorded above adopted environmental and human health protection criteria. Any contaminated land reports should be prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines by a suitably qualified and experienced practitioner in site contamination. In addition, the applicant should ensure they undertake the appropriate due diligence to confirm whether or not the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 ('NES:CS') are applicable in accordance with the methodologies set out in Regulation 6.

Nutrient Management – Lake Rotorua Nutrient Management

- The subject site is located within the Lake Rotorua Catchment. Nutrients from farming activities in this catchment are managed and reductions required to achieve water quality limits in Lake Rotorua. To achieve these limits, the BOPRC requires the applicant to complete the templated subdivision calculator (which will be provided by the Bay of Plenty Regional Council upon request). The purpose of this assessment is to understand the amount of nitrogen discharged from the retirement village and compare it to the nitrogen discharge allocation (NDA) for the property. Through this assessment the applicant will need to confirm that the proposed land use will result in the same or less nitrogen discharge from the property. We recommend that the applicant contact Stephanie Fraser at the Bay of Plenty Regional Council as soon as possible to discuss this further.
- The retirement village will also need to connect to Rotorua Lakes Council's (RLC) wastewater reticulation. The applicant will need to engage with RLC so that RLC is aware of the nutrient load that will be transferred from the property to the wastewater treatment plant.

Ecology – wetlands

- Identification and assessment of any wetlands on site in accordance with National Policy Statement for Freshwater Management (NPS-FM)
- An Assessment of Environmental Effects (AEE) is required which assesses the potential effects on Waiohoro Flats Wetland (which is scheduled as a significant natural area

	<p>under Rotorua District Plan). This AEE should consider the potential effects of diverting stormwater into or through the site and should include at a minimum: effects on wetland size/area; wetland hydrology; wetland connectivity; inputs of sediment, nutrients and contaminants; pest plants and animals; effects on wildlife particularly threatened species (both temporary and permanent).</p> <p>Cultural</p> <ul style="list-style-type: none"> • An assessment of cultural effects
Iwi and iwi authorities	<p>Please find below the list of iwi authorities that we would typically refer an applicant to, for an application of this type. It is noted that the applicant has also identified a number of other iwi identities that they intend to consult with.</p> <ul style="list-style-type: none"> • Ngāti Rangiwewehi (Te Maru o Ngāti Rangiwewehi Iwi Authority) • Ngāti Raukawa (Raukawa Charitable Trust) • Ngāti Whakaue (Te Komiti Nui o Whakaue) • Te Arawa Lakes Trust • The subject site is within the rohe of Ngāti Rangiwewehi, Ngāti Raukawa and Ngāti Whakaue
Relationship agreements under the RMA	<ul style="list-style-type: none"> • There are no active Mana Whakahono agreements with the regional council within the area. • Te Arawa Lakes Trust hold a Statutory Acknowledgement over the Rotorua Lakes • The Te Arawa Lakes Strategy Group coordinates policy and actions to improve the Rotorua lakes. The committee is now established in law, as part of the Te Arawa Lakes Settlement, for coordinated management of the Rotorua lakes.
Insert responses to other specific requests in the Minister's letter (if applicable)	<p><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></p> <p>The main concern with the proposal going through the FTCA process relates to the timeframes for response by the BOPRC. If BOPRC and the applicant cannot resolve the bulk of the technical information requirements prior to the second step of the FTCA process commencing, there is concern from our technical staff that these issues may not be sufficiently considered.</p> <p><i>Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?</i></p> <p>The Bay of Plenty Regional Council, Compliance team has researched the Katikati and Pāpāmoa Summerset Villages and can confirm there is no compliance history for either site. The sites also have a good compliance history associated with the works undertaken to develop the sites.</p>
Other considerations	<p>Bay of Plenty Regional Natural Resources Plan (RNRP) – Rule Assessment</p> <p>The MfE application document refers to a number of Regional Rules that apply to the application. I note that there is an error in the rule table provided which refers to the regional rules as being district rules. Rules LM R4, DW R8, DW R21, DW R25 are all regional rules.</p> <p>Given the level of detail provided in the application is not clear what the effect(s) upon the downstream wetlands will be. Our understanding of the application is that there is likely to be effects upon the wetlands as the applicant proposes to utilise the paper road to convey upstream stormwater to the lake. It is anticipated therefore that there may be effects upon the wetlands and therefore the applicant will need to also consider the rules in the RNRP relating to wetlands – refer to Chapter 9 Wetlands of the RNRP Rules WL R1 – WL R9.</p> <p>National Environmental Standard for Freshwater Management (NES-FM) – Rule Assessment</p> <p>As above, depending upon what works are required to facilitate the discharge of stormwater via the paper road and what impact the discharge will have upon the wetland(s), the NES-FM regulations are likely to be triggered. For completeness it is noted that the NES-FM regulations relating to potential impacts on the wetland(s) have not been considered in the rule assessment.</p>

Based on the information provided it is not clear what regulations would be triggered and this will need to be considered in further detail by the applicant. The BoPRC is happy to provide further advice on this aspect. We note the following:

- Vegetation clearance and earthworks within 10 metres of a natural inland wetland is a non-complying activity (refer Regulation 54(a) and (b)); and
- The discharge of water within or within a 100 metre setback of a natural inland wetland is a non-complying activity (refer Regulation 54(d)); and
- Regulation 53 outlines the prohibited activities associated with works within natural inland wetlands.

Use of the paper road to convey Stormwater

We understand that the applicant is in discussions with RLC regarding the use of the paper road to convey stormwater from the site to Lake Rotorua. These discussions will need to continue and RLC will need to confirm that they are comfortable with this approach.

Contaminated land / site history

The subject property (171 Fairy Springs Road) is not currently registered on the Bay of Plenty Regional Council Land Use Register. This is not to say an activity or industry listed on the Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL) has not taken place at the property, but that we do not currently hold information pertaining to the contaminated land status of the property.

It is understood the property is currently occupied by CH Builders and the Rotorua Heritage Farm. A review of available historical aerials shows the western portion of the property has included a residential dwelling since at least 1945 and associated sheds and potential stockyard infrastructure. The quality of the imagery from 1945 until 1996 is not very clear but Bay of Plenty Regional Council would recommend consideration should be given to whether livestock dipping or spray race operations have historically taken place at the property. Livestock dip are covered under category A8 of the MfE HAIL. Dipping sheep to control external parasites was a legal requirement in New Zealand from 1849 to 1993. Arsenic and the organochlorine pesticide dieldrin are the two main contaminants found at sheep dips sites. Other organochlorine pesticides that have been found at sheep dips sites in New Zealand are lindane, dichlorodiphenyltrichloroethane (DDT), aldrin and endrin. In addition, more recent historical aerials from 2010 to 2022 show the deposition of unknown fill material in the north-western corner of the site and a potential transport depot or yard, and deposition of unknown fill material along the eastern boundary of the site.

Provision of information as a requirement of consent

We are aware through previous fast track applications that some of the information requirements have been required as conditions of consent, rather than the information being provided in support of the consent application. On reflection we have found that this has not been the best approach and often the reports provided as conditions of consent have been of poor quality which has caused problems from a compliance perspective. We recommend that

- (a) sufficient information is provided in support of the consent application so we can understand what the effects associated with the activity are and how to appropriately manage them; and
- (b) where information is provided as a condition of consent, that a robust certification process is imbedded in the conditions.

We have found the provision of information in support of the consent process can reduce delays compared to when it is provided as a condition of consent.

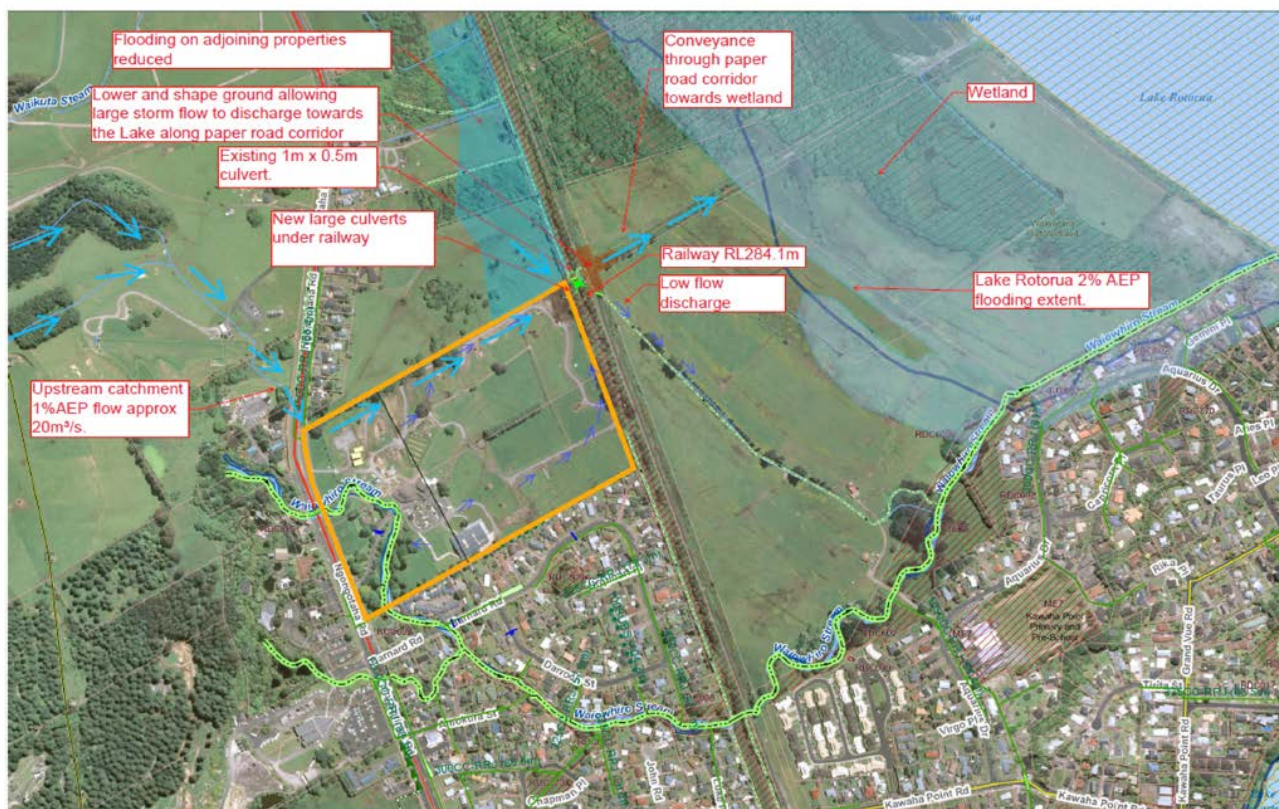


Figure 2: Proximity and extent of the Waiowhoro Flat Wetland to the subject site.

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.

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.

Local authority providing comment	Rotorua Lakes Council
Contact person (if follow-up is required)	Jean-Paul Gaston (DCE - District Development, Chief Executive's Group) s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Summerset Retirement Village
General comment – potential benefits	<ul style="list-style-type: none"> - Addressing housing shortfall - Addressing the lack of aged care facilities - Creation of construction jobs (short term) - Long term job creation (operational)
General comment – significant issues	<ul style="list-style-type: none"> - Economic Impact due to the loss of Commercial Tourism zone (CM5) Land to residential - Assessment of the commercial component of the development to ensure that it does not compete with existing local commercial centres - Lack of potential public/ neighbour participation in the process - Stormwater management
Is Fast-track appropriate?	<ul style="list-style-type: none"> - Yes - Alignment with RLC Strategic Documents - Able to be serviced - Multi Criteria Assessment (MCA) carried out for this site as part of the draft Future Development Strategy (FDS)
Environmental compliance history	<ul style="list-style-type: none"> - Summerset has no prior history in Rotorua District
Reports and assessments normally required	<ul style="list-style-type: none"> - Cultural Impact Assessment - Economic Impact Assessment (in relation to loss of zoned land), - Transportation Assessment - Urban Design – Landscape and visual

	- Standard Infrastructure Reports including Geotechnical
Iwi and iwi authorities	- Applicant has provided a comprehensive list of Iwi groups as part of their engagement with Bay of Plenty Regional Council. Rotorua Lakes Council Agree with this list.
Relationship agreements under the RMA	- Covered above
Insert responses to other specific requests in the Minister's letter (if applicable)	Please see Response from RLC Policy Planners Attached
Other considerations	- No

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.

DRAFT WORDING FOR FAST TRACK APPLICATIONS (POLICY RESPONSE) (Summerset)

BACKGROUND

Rotorua Lakes Council (RLC) has identified housing and the economy as two of the key priorities for our district.

RLC (as a tier 2 authority and in accordance with the National Policy Statement on Urban Development, NPS-UD) is currently preparing our Future Development Strategy which sets out a long-term plan for managing growth and change, outlining areas where there is potential for future housing and business growth.

In 2021, RLC completed the Rotorua Housing and Business Development Capacity Assessment 2021 (HBA), which identified that Rotorua needs more houses and employment opportunities for our increasing population. Rotorua has a critical housing shortage and needs to provide for more than 9000 homes by 2050.

Throughout 2022 and early 2023 RLC has held a significant number of Future Development Strategy (FDS) pre-engagement sessions with many sectors of the community.

The feedback received at these sessions has helped us to test potential growth scenarios that we are in the process of assessing using a multi criteria analysis (MCA). This assessment has been undertaken in partnership with key stakeholders and relevant experts in various fields. From this analysis, we are determining the preferred option which once approved by elected members, we will be seeking public feedback on.

SPECIFIC COMMENTS ON SUMMERSET PROPOSAL

Our FDS scenario modelling has considered the proposal by Summerset Villages (Rotorua) Limited and as part of our draft preferred growth scenario we have provided for the site located at 171-193 Fairy Springs Road (for residential purposes) in the short to medium term. This preferred scenario will be released for public consultation later this year.

Relevant assessment criteria commentary:

- Site is currently zoned for commercial development. Landowner in discussions with Te Arawa Lakes Trust (TALT) around wastewater/ water quality issues.
- Potential for around 380 units as part of an integrated residential development/ retirement village.
- Direct access to segregated cycling network linking Ngongotaha with City Centre as well as PT network via Koutu.
- The site is served by proximate bus routes and lies adjacent to the key north/south cycling route to the City Centre. Minor upgrades and new road would need to be funded by the developer(s). Provides a potential to improve cycle path infrastructure (e.g. surface, lighting). Development would result in lower increases of VKT/ Carbon emissions when compared with other greenfield options.
- High water table and identified liquefaction potential. Some overland flows pass through the site, which would need to be retained to reduce flood risk.
- Although not residentially zoned it does have an existing Urban Zoning.
- Potential for wetland to be vested and enhanced through development. Presence of peat soils.
- Priority area for potential large constructed wetlands to be established.

- Water supply: Could either be served from the Central supply source (Karamu-Takina Spring) or the Ngongotaha rural water supply source (Taniwha Spring). Connection of this area to Ngongotaha water supply or Central water supply is subject to iwi agreement.
- Wastewater: Outside current Waste Water service area but adjacent to ww catchment 110 (gravity system) or could connect to Parawai rising main. Spare capacity in the network is to be assessed. A new pump station likely to be required in the development. Local upgrade to gravity reticulation may be required.
- Stormwater: Stormwater management by on site detention.
- Within the Esplanade Priority Acquisition Waterbody Overlay.

From a policy perspective the development as proposed by Summerset Villages (Rotorua) Limited aligns with the draft future development direction, however, this is still yet to be publicly consulted on.

The supporting information provided by the Ministry in **Appendix A** notes that the development includes “a commercial building providing for activities such as medical facilities, childcare, café and convenience retail”, although it is anticipated that these commercial activities will be predominantly providing for the residents on site. This is important as this site is on the CBD fringe and we do not want these commercial functions to compete with the current centres network and CBD.

HOW THE PROJECT ALIGNS WITH PLAN CHANGE 9 – HOUSING FOR EVERYONE

The site in question is zoned Commercial 5, CM5 (City Entranceway Tourism) in the operative district plan.

The Commercial 5 zone functions as a special purpose recreation/tourist zone, which does not provide for residential development. **Plan Change 9- Housing for everyone, has not proposed to amend the existing district plan provisions for the Commercial 5 zone.**

We note from the supporting material provided, that the council will be given an opportunity to provide further comments later in the process at which stage we will be able to update the panel further as to progress of the Rotorua Future Development Strategy.

Jacob Paget

From: Lynda Cantel s 9(2)(a) > on behalf of Alan Wilson
s 9(2)(a)
Sent: Monday, 20 March 2023 9:07 am
To: Fast Track Consenting
Subject: RE: [COMMERCIAL]COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Summerset Rotorua

MFE CYBER SECURITY WARNING

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

Mōrena,

We have no issue with proposal of Summerset Rotorua Project to build a retirement village in Fairy springs.

Thank you

Ngā mihi nui

Alan Wilson

Interim District Lead Hospital and Specialist Services

Te Whatu Ora - Lakes

Waea Pūkoro: s 9(2)(a) | 07 348 1199 | Īmēra: s 9(2)(a)

Private Bag 3023, Rotorua Mail Centre, Rotorua 3046

Reach us in our local channels: lakesdhb.govt.nz

Te Whatu Ora
Health New Zealand

Te Whatu Ora – Health New Zealand

TeWhatuOra.govt.nz

From: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>
Sent: Tuesday, 7 March 2023 6:51 AM
To: CEO Office <CEOFFICE@lakesdhb.govt.nz>
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>
Subject: [COMMERCIAL]COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Summerset Rotorua

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Tēnā koe

Attached is a letter inviting your comment on the following application that has been made to the Minister for the Environment under the COVID-19 Recovery (Fast-Track Consenting) Act 2020.

- Summerset Rotorua – Out of Scope

NOTE: This 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 the request for comments to anyone outside your organisation, including any Crown Entity or statutory body.

Nāku noa, nā

Fast Track Consenting Team

Ministry for the Environment | Manatū Mō Te Taiao

fasttrackconsenting@mfe.govt.nz | mfe.govt.nz

This email account is monitored by several members of the team, to ensure responses are managed in a timely manner.



Ministry for the
Environment
Manatū Mō Te Taiao



Statement of confidentiality: This e-mail message and any accompanying attachments may contain information that is in confidence and subject to legal privilege. If you are not the intended recipient, do not read, use, disseminate, distribute, or copy this message or attachments. If you have received this message in error, please notify the sender immediately and delete this message. Te Whatu Ora Health New Zealand Lakes website is www.lakesdhb.govt.nz

This email has been scrubbed for your protection by SMX. For more information visit smxemail.com

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for persons requested by the Minister for the Environment to provide comments on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Organisation providing comment	Waka Kotahi New Zealand Transport Agency
Contact person (if follow-up is required)	Sonya McCall, Team Lead Poutiaki Taiao / Environmental Planning environmentalplanning@nzta.govt.nz

Comment form

Please use the table below to comment on the application.

Project name	Summerset Retirement Village, Rotorua
General comment	<p>Waka Kotahi does not object to the fast-track process being utilised in this instance. However, Waka Kotahi is a key affected party and wishes to provide input into the fast track consenting process should the project be referred. An overview of technical considerations that Waka Kotahi will need to provide commentary on are summarised below.</p> <p>Waka Kotahi does not oppose the project in principle, provided that appropriate mitigations are implemented.</p> <p>From the Waka Kotahi perspective, there are no significant transport matters that the Minister should be aware of when deciding whether a project should be referred to an expert consenting panel.</p> <p>Waka Kotahi has not identified any matters that would prevent the proposal from meeting the criteria for referral under the Act, specifically sections 18, 19, and 23.</p> <p><u>Technical Considerations</u></p> <p>Direct access to State Highway 5 (SH5) can be provided at this location without undermining the safety or efficiency of the network. The SH5 access should be modified to prohibit the right-turn-out movements, which would significantly improve safety outcomes. The applicant and its traffic specialist are of the same view. We do have some capacity concerns and the access may require signalisation, but this is yet to be confirmed. The access leg to Barnard Road will provide for right turns onto SH5 via existing signals.</p> <p>At a high-level, the subject site is considered to be well-suited to development of this type from a transport perspective. The site is part of the contiguous urban area and is located such that residents will be able to access amenities locally, including via active modes. The Ngongotahā shared path has been constructed near the subject site and provides a cycling and walking connection northwards to Ngongotahā and south to the Rotorua City Centre. We understand that options will be investigated to provide residents with access to this path. Our specialists are generally supportive of the commercial</p>

	<p>component of the development as this will provide local amenities for residents and reduce the number of trips from the site.</p> <p>A limited number of proposed residential units will need to be subject to noise reverse sensitivity conditions. We require all housing within the identified 'reverse sensitivity' buffer and effects areas to be managed in accordance with the NZTA 'Guide to the management of effects on noise sensitive land use near to the state highway'</p> <p>This is not a high-risk area in terms of road safety. Crash analysis showed no crashes within 100m of the site within the last five years. The applicant's Integrated Transport Assessment will need to consider the Government's Road to Zero safety strategy and demonstrate that the proposal will not contribute to any additional death or serious injury casualties.</p>
Other considerations	N/A
[Insert specific requests for comment]	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.