



22 June 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ- 0034455

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 on referral applications [redacted]
Milbrow Estate project (FTAA-2604-1223), [redacted]

[redacted] I am providing comment in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided during this referral stage of the process.

Out of Scope [redacted]

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Milbrow Estate project, FTAA-2604-1223

This application is for a rural-residential lifestyle development at Hamurana, Rotorua. The applicant's economic assessment describes the proposal as comprising 89 premium lifestyle residential lots on an approximately 83-hectare site, with around 30 hectares retained as indigenous forest.

Based on the economic assessment provided by the applicant, the proposal is estimated to contribute approximately \$27.2 million to GDP and support around 175 FTEs during the construction period. Ongoing impacts are estimated at approximately \$2.0 million in annual GDP and around 20 FTEs, primarily associated with household expenditure from future residents.

The broader economic benefits relate to increasing the supply of premium lifestyle housing in the Rotorua District, where the assessment indicates this segment is currently constrained.

The economic assessment provided by the applicant indicates that the proposal's benefits are primarily regional in nature. The estimated benefits are modest in absolute terms but may be material in the context of the Rotorua housing market, particularly within the premium lifestyle segment. The evidence base is strongest in relation to housing market context and construction-related economic impacts, but more limited in relation to wider economic metrics such as net present value.

On this basis, the proposal may have regional economic benefits under section 22(2)(a)(iv) of the FTAA. It may also be relevant to section 22(2)(a)(iii), to the extent that it contributes to increased housing supply within a constrained segment of the local market.

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Yours sincerely



Hon Nicola Willis
Minister for Economic Growth

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



23 June 2026

By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the Milbrow Estate project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the **Milbrow Estate** project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report prepared by the Ministry for the Environment.

Nāku noa, nā

A handwritten signature in blue ink, reading 'Tama Potaka'.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori
Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



25 JUN 2026

Hon. Chris Bishop
Minister for Infrastructure
infrastructure.portfolio@parliament.govt.nz
Parliament Buildings
Private Bag 18041
WELLINGTON 6160

CORTP-8095

Tēnā koe Hon. Bishop

Thank you for your invitation to comment on the fast-track application for the Milbrow Estate Project, a proposed rural residential development at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The proposal comprises subdivision of approximately 83 hectares to create around 92 rural residential lots, together with associated infrastructure and environmental enhancement works, including native planting and gully restoration. The proposal also offers environmental benefits through the retirement of pastoral land and reduced nutrient runoff, contributing positively to water quality outcomes in the Lake Rotorua catchment.

Rotorua has high housing need, with an estimated shortfall of around 1,500 dwellings. While the proposal is focused on lifestyle housing, it would contribute to supply in this segment and support a broader range of housing options within the district, including enabling movement within the housing market.

The site is rurally zoned and is not identified for development in the Rotorua Lakes Council Future Development Strategy. Council are likely to raise that it is relatively remote from employment, services, and public transport, and development would be reliant on private vehicle travel. Council may also note that there is uncertainty regarding infrastructure capacity, including wastewater servicing, and a range of other considerations including natural hazard risk and cultural values associated with the wider area. These issues would be examined in detail at the next stage of the process should the proposal proceed.

While there are a number of planning and infrastructure considerations, these matters can be worked through at the detailed consenting stage. From the perspective of the Housing Portfolio, I have no objection to this application being referred to the next stage of the fast-track process. Thank you again for the opportunity to comment.

Mauriora,

Hon Tama Potaka
Associate Minister of Housing

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Milbrow Estate (FTAA-2604-1223)
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Bay of Plenty Regional Council		
*First name	Luke		
*Last name	Connor		
Postal address	PO Box 364, Whakatāne 3158		
*Contact phone number	s 9(2)(a)	Alternative	0800 884 881
*Email	s 9(2)(a) and s 9(2)(a)		

2. Please provide your comments on this application
Thank you for inviting comments from the Bay of Plenty Regional Council (BOPRC) on this referral application. Resource consents required from BOPRC Section 4 of the application identifies the resource consents required under the Bay of Plenty Regional Plans. From the information provided in the application, BOPRC agrees that all potential consents required have been identified, being an earthworks consent, temporary stormwater consent, water take consent and potentially both consent for the disturbance of contaminated land under the Bay of Plenty Regional Natural Resources Plan (RNRP) and consent under the National Environmental Standards for Freshwater (NES-F). There is insufficient information to confirm whether a long-term (post-earthworks) stormwater consent is required. Competing Applications or Consents

As of 15 June 2026, there are no competing applications (as defined in the Fast-Track Approvals Act 2024 (FTAA)) lodged with BOPRC that relate to the same natural and physical resources the approvals sought for the Milbrow Estate project and that could not be fully exercised if approvals under the FTAA were granted.

Existing Resource consents

BOPRC is not aware of any existing resource consents of the kind referred to in s30(3)(a) (i.e., consents to which RMA s124C(1)(c) or s165ZI would apply).

Caland Holdings Limited does not hold any resource consents with BOPRC.

Stuart Milsom – Director and Shareholder of Caland Holdings Limited holds:

- RM24-0147 – deemed permitted activity to build an onsite wastewater system for an orchard toilet at 5 Pongakawa Bush Road, Pongakawa;
- RM18-0698 – use land for farming within the Rotorua Lake Groundwater Catchment and discharge effluent to pasture and farm dairy sludge to land at 66 McFetridge Drive, Hamurana (the site for Milbrow Estate).

There have been previous non-compliances with RM18-0698, resulting in infringement notices, an abatement notice and investigations being undertaken. These compliance actions resulted from the unauthorised discharge of a contaminant, dairy effluent, resulting in excessive ponding onto land where it may enter water. The infringement notices, RI25-00077 & RI25-00078 are currently under appeal by the consent holder. The Abatement Notice has been resolved.

Consistency with national and regional planning documents and spatial strategies:

- The project does not fully align with the Regional Policy Statement (**RPS**). The proposal is consistent with some of the RPS water quality provisions about managing the reduction of nutrient losses. However, the proposal is potentially inconsistent with some RPS urban growth provisions about protecting versatile land and restricting urban activities to urban environments (Policy UG 14B of the RPS which relates to managing rural development and protecting versatile land for rural production activities, however the policy does recognise that land-use change to achieve reduced nutrient losses within the Rotorua Te Arawa Lakes may justify overriding this policy).
- The proposal is not included in the Rotorua Future Development Strategy and is not identified as a future development or growth area.
- The development is constrained by land-use and location, the transport assessment doesn't acknowledge multi-modal access. This does not align with regional objectives

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and policies in the Regional Land Transport Plan to increase mode share and reduce reliance on private vehicles.

The proposal aligns with RNRP policy direction in the Rotorua Lakes chapter, including Policy RL P1: *to promote and support land use change and/or land management practices in the catchments of the Rotorua Lakes that will achieve lake water quality improvement.*

The proposal could be designed to align with various other relevant RNRP policy direction, such as:

- The Land Management chapter policy direction: to protect soil health, water quality, protect erosion-prone slopes and sensitive soils when designing earthworks and stormwater management; and
- The Wetland chapter policy direction: to preserve and enhance remaining wetlands; and
- The Discharge chapter policy direction: to improve, where necessary, the quality of stormwater, to minimise the volume of stormwater discharges to streams, rivers and lakes; stormwater is discharged to land where appropriate; no net increase of nitrogen or phosphorus to lake catchments as a result of stormwater discharges, especially from new urban development; to encourage remediation of contaminated land where there is a significant risk of adverse effects; use nationally accepted environmental and health guidelines.

The Kaitiakitanga direction of the RPS and RNRP seek to:

- Encourage tangata whenua to identify their particular requirements to address sections 6(e), 7(a) and 8 of the RMA, in relation to their ancestral lands (rohe), sites or resources, and mauri; to ensure that resource management issues of concern to tangata whenua are addressed, where these concerns are relevant and within the functions of the Regional Council;
- To have particular regard to kaitiakitanga; to encourage resource consent applicants to consult directly with tangata whenua where it is necessary to identify the relationships of Māori and their culture and traditions with their ancestral lands, waters, sites, waahi tapu and other taonga, and the actual and potential adverse effects of proposed activities on that relationship;
- Using consultation in the identification and resolution of resource management issues; taking into account iwi and hapū resource management plans.

The following National Policy Statements (**NPS**) are relevant to the application:

- NPS for Freshwater Management – the site contains a natural inland wetland (as per the definition in the National Policy Statement for Freshwater Management 2020). An assessment is required to confirm the extent of the natural inland wetland area and

an assessment of whether the proposed activities within 100m of this area trigger consent under the NES-F Regulations.

- NPS for Natural Hazards – the site is subject to natural hazards including an active fault line and landslip susceptibility. Consistency with the NPS-NH should be confirmed through detailed design and management of the hazard risk as part of the development.
- NPS for Highly Productive Land – the proposal includes subdividing and building on highly productive land (Land Use Capability 3).
- The NPS for Indigenous Biodiversity may be relevant as the site contains native plantings and a natural wetland, provision of native planting would be consistent with the direction of the NPS-IB.

Well-functioning urban environment: the proposal is not within an urban environment and so the NPS-UD does not apply.

Regional Benefits – Improved Water Quality / Nutrient Management

The Lake Rotorua Integrated Framework is a long-term integrated programme led by the Crown, BOPRC, Rotorua Lakes Council (RLC) and Te Arawa Lakes Trust (TALT). The framework seeks to reduce nitrogen inputs to the lake by around 320 tonnes per year in order to achieve the sustainable nitrogen load of 435 tonnes per year, which is required to meet the lake's water quality target. The programme combines regulatory rules, financial incentives, gorse conversion, and engineering interventions, recognising that no single tool could achieve the required reductions on its own. This included Plan Change 10 to the RNRP introduce rules to limit the amount of nitrogen entering Lake Rotorua from land use, in order to improve lake water quality.

The Crown provides significant capital funding, particularly for the \$40 million Incentives Scheme and Engineering solutions, which are co-funded by BOPRC and directly linked to freshwater outcomes. This arrangement recognises the regional, cultural, and national benefits associated with restoring Lake Rotorua's water quality.

The Lake Rotorua Incentives Scheme has been a key of the Integrated Framework since 2015. It is a voluntary programme open to landowners within the Lake Rotorua groundwater catchment and supports permanent land-use change through financial incentives, helping landowners reduce nitrogen losses.

The RNRP requires farmers, farming more than 40ha, within the Lake Rotorua Catchment to obtain resource consent for farming. Such consent applications are controlled activities when they mitigate adverse effects on water quality by managing, and reducing, their inputs and losses of nutrients through a Nutrient Management Plan and ultimately meet a 2032 Nitrogen Discharge Allocation.

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The project will contribute to improved water quality within the Rotorua Catchment through the redevelopment of the approximately 83 hectare dairy farm to rural residential land with retirement of all excess nitrogen allocation, retired native planting areas and connection to the reticulated municipal wastewater system. This land use change will result in the removal of nitrogen allocation and prevent it from reaching Lake Rotorua.

We understand the application proposes to sell all excess nitrogen to the Incentives Scheme. This reduction has been calculated to contribute approximately 1.1% of the total nitrogen reduction sought through the incentives scheme, and a contribution of 0.27% to the total nitrogen reduction goal. Should this sale proceed, whilst the overall contribution to the total nitrogen reduction goal is very small, when compared with Incentives transactions to date this sale would fall within the top 30% of nitrogen reductions achieved, representing a significant contribution to the programme.

Iwi/ Hapu Interests & Statutory Acknowledgements

Appendix S of the application documents contains a report from MfE that was prepared for the project under Section 17 of the Covid-19 (Fast Track Consenting) Act 2020. This report identifies relevant iwi authorities and any Statutory Acknowledgement for this area. The relevant iwi groups identified are:

- Te Arawa Lakes Trust;
- Te Maru o Ngāti Rangiwewehi Iwi Authority, representing Ngāti Rangiwewehi iwi
- Raukawa Settlement Trust, representing Ngāti Raukawa iwi

BOPRC identifies Ngāti Rangiwewehi and Ngāti Raukawa as the relevant iwi in this area. Te Arawa Lakes Trust are the owners of the bed of Lake Rotorua through the Te Arawa Lakes Settlement Act 2006.

Sites of significance

The proposal intends to take groundwater from an existing bore onsite. BOPRC notes that the Taniwha Spring is located approximately 750 meters from the site. This spring is culturally significant to Ngāti Rangiwewehi.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Reuben Fraser

General Manager Regulatory Services

Date: 18 June 2026

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Milbrow Estate
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	NZ Transport Agency		
*First name	Nicola		
*Last name	Foran		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	environmentalplanning@nzta.govt.nz		

2. Please provide your comments on this application

NZTA thanks the Minister for the opportunity to provide comments on the referral of this application into the fast-track approvals process.

NZTA has not had recent pre-application engagement regarding the referral application for Milbrow Estate (the project). However, NZTA had prior engagement with Caland Holding Ltd through the Covid-19 Recovery (Fast-track Consenting) Act 2020 referral process in 2023 and did not support the project at that time.

NZTA would need to review the substantive application to determine the actual effects on the state highway network. However, developments of this nature typically affect the network through increased heavy vehicle movements during site development and construction, and through a sustained increase in traffic volumes once the development is complete.

NZTA previously did not support the project primarily because it proposed a direct connection to State Highway 36.

The revised project no longer proposes direct access to State Highway 36. NZTA also notes that some policy settings have changed since its previous engagement, including through updated national direction such as the Government Policy Statement on Land Transport 2024.

As part of any substantive application, NZTA would expect to receive an updated integrated transport assessment that considers the amended access arrangement, a construction management plan, and

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proposed mitigation measures to address any adverse effects on the state highway network arising from the development.

The developer will need to engage with NZTA on the effects of the project on State Highway 36. The developer will also need to fully fund any works required to accommodate the project at the intersections of Jackson Road and/or Central Road with State Highway 36.

Although NZTA has identified matters that will need to be addressed through the substantive application for Milbrow Estate, NZTA does not oppose the project being referred to the fast-track approvals process.

NZTA would like to be invited to provide comment on any substantive application in due course.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff

Nicola Foran

Date 23 June 2026

[IN CONFIDENCE]

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	FTAA-2604-1223 - Milbrow Estate
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Rotorua Lakes Council		
*First name	Lewis		
*Last name	Stevenson		
Postal address	DX Mailbox number (JX 10503), Rotorua 3046, New Zealand		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
Thank you for inviting comments from the Rotorua District Council (RDC) on the referral application.
<u>Section 17 - Rotorua District Council must provide comments</u>
The Rotorua District Council (RDC) must provide comments advising of— (i) any applications that have been lodged with the local authority that would be competing applications ¹ if a substantive application for the project were lodged; and

¹ **competing application**, in relation to a substantive application (**application A**), means a substantive application or an application for an approval under a specified Act (**application B**) if—
(a) the approval sought or applied for by application B relates to the same natural and physical resources as an approval sought by application A; and
(b) the approval sought or applied for by application B could not be fully exercised (if at all) if the approval referred to in paragraph (a) were granted; and
(c) application B was lodged by someone other than the person who lodged application A

RDC comment: In relation to (a), there are no other applications / approvals sought under the FTAA that RDC is aware of. Given this, (b) is not applicable. Furthermore, and in relation to (c), no other Applications have been lodged.

- (ii) *in relation to any proposed approval of the kind described in section 42(4)(a) (resource consent), any existing resource consents of the kind referred to in section 30(3)(a);*

RDC comment: The Rotorua District Plan (**RDP**) is assessed in Section 4 of the Application. From the information provided in the application, RDC generally agrees with the identified potential consents required, with the addition of EIT-R10 for above ground infrastructure if the proposed pond is required.

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**) is assessed in Section 8 of the Application, and a resource consent may be required, depending on finding in a Detailed Site Investigation.

Otherwise, there are no active resource consent Applications with Rotorua District Council that apply to the subject site.

As for 30(3)(a), Rotorua District Council does not hold Regional Council information in relation to section 124C(1)(c) or 165ZI of the Resource Management Act 1991; and, is not aware of any of these resource consent applications existing.

Section 21 - Rotorua District Council **may** also provide other comments

With the advice in the letter dated 2 June 2026 in mind, the following comments focus strictly on matters relevant to the referral criteria, and for that reason are intentionally high-level and concise. Detailed or technical assessment has been excluded at this stage as these matters would be more appropriately addressed through any subsequent substantive application process (if it is referred).

The matters raised in the letter dated 2 June 2026 are shown below for ease of reference:

2. whether you have any comment on the project's alignment with the referral criteria under section 22 of the Act, including the extent to which the project may deliver significant regional benefits

RDC comment: These are set out in Section 6 of the Application and relate to regional environmental, housing, and economic benefits.

Environmental benefit

In the 'Rural 1 – Working Rural' zone (**RURZ1**), the Rotorua District Plan (**RDP**) anticipates that lifestyle lot subdivision occurs while maintaining a rural balance lot comprising of useable land to continue primary production activities. Whereas the 'Rural 2 – Rural Lifestyle' zone anticipates rural residential lifestyle lots, without the need for a rural production balance lot.

The RDP also seeks environmental benefit / compensation for rural residential / lifestyle lot subdivision. Within the RDP, lake water quality is a key issue influencing the policy framework for subdivision. Incentives to encourage land use change from high nutrient output agricultural production activities to lower nutrient output activities are generally encouraged by objectives and policies in the RDP, balanced against maintaining rural character and ensuring land is held in sustainably sized lots to allow flexibility of rural land use into the future.

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Lifestyle lots are allocated through the RDP, generally based on site size and useable land for the RURZ1 zone. The RDP also provides pathways to generate additional lifestyle lot allocation through environmental benefit / compensation. The methods recognised through the RDP for this are; the protection of Significant Natural Areas; and / or, protection of gullies or stream margins; and / or, nutrient reduction. The RDP would also require a balance lot of 15ha in the RURZ1 zone, for primary rural production activities, given it is located within the Lake Rotorua Catchment.

Of note, a change of 10 hectares from dairy use to a minimal nutrient leaching use (e.g. forestry) can generate 2 lifestyle lots. As for gully / stream margin protection, one additional lifestyle lot requires either 7ha of planting or a minimum margin planting at least 700m long and 20m wide. For the site, the Agent states an additional 18 lots can be generated through the RDP, it is not clear how this has been calculated. RDC has not calculated the potential additional lifestyle lots generated under the RDP.

Nevertheless, the regional environmental benefits may need to be verified through peer review, and may need to take into account the permanent land use change to residential use which requires 1,489.3 kilograms of nitrogen allocation to offset wastewater and background discharges for 90 lifestyle lots, as opposed to 18 and a balance lot, and the impact this will have on lake water quality.

Housing benefit

As for housing, and Section 22(2)(a)(i), (iii) and (x), the applicant requested that the site be included in the identified growth areas of the Future Development Strategy. The site was assessed and excluded from the final Future Development Strategy, and as such falls outside of Councils future long-term growth areas.

Economic benefit

Rotorua District Council does not have any in-house expertise. Therefore, this aspect may require further review, if the application is referred.

3. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)

RDC comment: Rotorua District Council does not consider the project to be ineligible.

4. whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).

RDC comment: Section 21(5) is stepped through below for conciseness;

- (a) RDC is not aware of (i) to (iii). In relation to (iv), RDC does not have / is not engaged in a Mana Whakahono process, and (v) the JMA's RDC have are not relevant to the project.
- (b) Depending on whether the Application is nationally or regionally significant, it may be more appropriately assessed through the RMA.
- (c) Having regard to the purpose of this invitation to comment, Council has not undertaken a detailed assessment of significant adverse effects. Determining the nature and scale of any significant adverse effects would require further technical and site-specific assessment, including specialist input where necessary, which is more appropriately addressed with a substantive application (if it is referred). However, for the purposes of the referral decision, Council notes the following:
 - i. Based on the Agents conclusion of the Landscape Visual Assessment (LVA), it appears the projects adverse effects are no more than minor. This conclusion may require independent assessment to confirm.

- ii. The methods for generating additional lifestyle lots are discussed above and the potential environmental gain or loss otherwise generated through the RDP has not been calculated. However, if there is a loss in environmental benefit (in the context of the RDP) it may have a significant adverse effect on the environment.
 - iii. A weighting exercise between the environmental benefit on lake water quality and adverse effects of fragmenting highly productive land (in the context of the National Policy Statement for Highly Productive Land) has not been carried out, but the project may have a significant adverse effect on the ability to use highly productive land for primary production, both now and for future generations. However, at a high level, the District Plan promotes a reduction in nutrient discharge within the Lake Rotorua catchment through providing for the operation and establishment of a range of rural activities and agricultural practices, tourism and generation of rural lifestyle lots. It is noted that the RDP may be at odds with the NPS:HPL in this sense.
 - iv. A community water supply for 92 houses will come under the definition of a medium drinking water supply and will need to comply with the Water Services Act and the Drinking Water standards. For this size population the water supply must comply with the full Water Services Act obligations and Drinking Assurance rules as well as firefighting requirements. Responsibility for the water supply has not been addressed in the application. The existing restricted Council water supply in this area cannot be increased to service this development. A 92 lot subdivision relying on rain water supply is seen as high risk for quality, sufficient quantity and continuity of supply and may have significant adverse effects.
 - v. Based on the Agents conclusion of the Transportation Assessment Report, it appears the project will have minimal impact on traffic efficiency or safety, and low impact on levels of service. This conclusion may require independent assessment to confirm. It is noted New Zealand Transport Agency was consulted.
- (d) The Applicant does not have a poor history with compliance in relation to the Rotorua District Plan.
- (e) RDC is not aware.
- (f) The project does not involve a prohibited activity under the RMA.
- (g) No, for the reasons set out above.
- (h) In terms of the subject site, the project will be inconsistent with the underlying consent notices. In terms of the wider receiving environment, consideration has been given to RDC as a consent holder;
- i. Wastewater discharge – the additional discharge to the Waste Water Treatment Plant (WWTP), as a result of the project, will not frustrate RDC's discharge consent.
 - ii. Water supply – Additional water take to service the project, if required, will frustrate RDC's water take consent.

Decision on referral application

If the project is referred to an independent expert panel, the Rotorua District Council would appreciate the opportunity to provide further detailed comments on a substantive application.

Managers signoff



Lorelle Barry,
Manager, Consenting Services

Date: 23 June 2026

Your written comments on a project under the Fast Track Approvals Act 2024

23 June 2026

Project name	Milbrow Estate (Project)
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1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Transpower New Zealand Limited (Transpower)		
*First name	Jo		
*Last name	Mooar		
Postal address	PO Box 1021 Wellington 6011		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
Transpower has been identified as an “other person” for the purpose of section 17(5) of the Fast-track Approvals Act 2024 (Act). Thank you for the opportunity to provide comments about the Project, and its potential impact on National Grid assets. The Project relates to a residential development in Rotorua. The Project is around Transpower’s 110kV transmission line that runs from Arapuni to Edgecumbe (ARI-EDG B line). Six pi pole support structures are within the Project site. In this regard, Transpower is the occupier of land and adjoining land subject to the Project. The ARI-EDG B line is identified at paragraph 2.23 of the referral application and in the constraints map in Appendix E. Reference is made to engagement by MfE with Transpower in the context of a different consent process. We confirm that no engagement has occurred by the applicant in the context of this application. The constraints map included in Appendix E to the application indicates that residential buildings could be constructed on each proposed lot without compromising the ARI-EDG B line (ie. the residential buildings appear to be beyond maximum swing of the conductors). However, there is

insufficient information in the referral application to indicate whether the development as a whole can occur without compromising the ARI-EDG B line. In particular, access to the line, including the six support structures within the Project area, will need to be maintained. Similarly, consideration will need to be given to any earthworks and landscape planting that is to occur near the ARI-EDG B line.

It is important that the substantive decision is subject to conditions to protect the ARI-EDG B line, including access to it. Provided appropriate conditions are imposed, the Project should be consistent with the National Policy Statement for Electricity Networks Activities.

Transpower would appreciate the opportunity to comment on any substantive application, to ensure that the ARI-EDG B line is protected.