

Background:

Caland Holdings Limited is looking to apply under the Fast-track Approvals Act for approximately 92 lot at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road.

The first step of this application process is to make a 'Referral Application' to the Minister for Infrastructure which this table is proposed to inform. Once submitted the Minister will decide whether to accept or decline the referral taking into account the regulations of the Fast-track Approvals Act 2024.

If the Minister accepts the referral application, a 'Substantive Application' is then made to an independent expert panel. If approved by the Minister, further work on the design of the subdivision will need to be undertaken and provided as part of the application to the Expert Panel. This additional work will provide more detail on some of the questions outlined in the Cultural Impact Assessment.

Ngāti Rangiwewehi will be consulted again in relation to the Substantive Application, enabling further comment to be made on the specifics of the design.

Outcomes sought in CIA	Comments
<u>Machinery (Sediment controls)</u> Site sediment controls will need to be effectively managed so that Pekehaua is not exposed to contaminants from the associated activity; there should be sufficient setbacks from overland flow paths and robust storage methods for stockpiled fill, machinery and plant.	Conditions of consent will require an Erosion and Sediment Control Plan (ESCP) and Construction Management Plan to be provided to and approved by the BOPRC. Adherence to these documents will ensure appropriate control of sediment during onsite works.
<u>Hydrology</u> We request that the applicant, in consultation with the Bay of Plenty Regional Council (BOPRC), undertake a report on the impact of the development on Hydrology of the Aquifer prior to the approval of the consent. The report should	The applicant has commissioned work looking into the hydrological effects of the water take. This will address the effects on Taniwha Springs and on surrounding properties.

include potential impacts beyond the property, address the wider ramifications of the development on the aquifer and identify affects.	We anticipate this will be completed soon and will share this document with Ngāti Rangiwewehi for comment. We will also share the Draft application and hydrological information with both Rotorua Lakes District Council (RLC) and BOPRC which will enable additional input. BOPRC is also developing maps for 'Source Water Risk Management Areas' (SWRMA), including for Taniwha Springs. This information will also be useful for understanding whether this issue, and if further work is required.
<u>Roading, sealed walkways, pavements</u> 1. That the applicant considers green infrastructure solutions such as rain water gardens, bioswales, permeable pavements, submerged outlets in all site cesspits. 2. We recommend a comprehensive traffic impact assessment and engagement with iwi to ensure roading upgrades align with cultural values and community safety.	<u>Stormwater</u> The applicant is proposing: • Rainwater tanks on each site with overflow to soakage pits. • A treatment train approach to stormwater (multiple low impact SW solutions across the site to remove sediment and pollutants and to slow flow). The specifics of this will be developed as part of the Substantive Application. <u>Traffic Impact Assessment</u>

	A copy of Stantec Traffic Assessment is attached. The applicant is happy to consult with Ngāti Rangiwewehi on the design of the road upgrades.
<u>Wastewater</u> Ngāti Rangiwewehi request that the applicant updates Iwi once further design of new wastewater network upgrades progress and placement of new infrastructure including new pumpstation.	The applicant is happy to do this.
<u>Drinking Water</u> It is crucial for Ngāti Rangiwewehi to understand how both the applicant and BOPRC are going to manage effects, either direct or accumulative, on the aquifer should individual property owners drill and install a water bore to take water under the permitted activity rule as we do not believe the proposal is realistic to the demand that will actually be needed/ wanted by property owners following the development phase. Ngāti Rangiwewehi seek compulsory water tanks and a shared water supply from rainwater for fire fighting; this will be adequately designed to allow for volumes and engineering to ensure enough pressure is available and the correct couplings for equipment.	The applicant will establish covenants to prevent property owners from drilling individual bores. This will enable BOPRC to manage the effects on the aquifer. Fire fighting water supply will be provided. Again, more detailed information on water supply can be provided at detailed design stage and through the substantive application.

<u>Stormwater</u> Ngāti Rangiwewehi would like to have more information on how Pekehāua Puna and/ or the Awahou Stream may be affected either directly or indirectly, we want the relationship between our taonga puna and recharging from underground aquifer to be better explained and assured that our waterways will not be affected, diminished, impacted etc.	Short term construction effects will be addressed through ESCP and Construction Management Plans. In terms of the long term development of the site, low impact urban design principles will be incorporated to the SW design. Again, it is anticipated that Ngāti Rangiwewehi will be consulted on the specifics of this prior to the Substantive Application being lodged.
<u>Artificial Lighting</u> Ngāti Rangiwewehi seeks further information on what steps will the developer go to ensure that this is mitigated.	It is anticipated that the lighting associated with the development e.g. internal roads, will be designed to minimise light spill and meet the required engineering specification. Lighting within the individual sites will need to comply with the District Plan standards for artificial illumination.
<u>Site Sediment Controls</u> Appropriate erosion and sediment controls are installed and replenished as required. Proactive monitoring and maintenance of all fencing, bunds and other pre-treatment devices or systems. Compliance with Bay of Plenty Regional Councils winter earthworks policy if applicable. Proactive dust management systems in place to ensure that the community are not exposed to site dust.	These matters will be addressed through the ESCP which will be required to be submitted as a condition of consent.

Truck and trailer road corridor entrances have anti-tracking devices or systems installed so that heavy vehicles, machinery entering and existing the site are not tracking sediment out onto the road or onto areas where it may be washed into stormwater systems. All trucks carrying contaminated soils must be covered before leaving the site. Machinery must be cleaned off excess debris, dirt before being transported offsite.	
<u>Protection of Pekehaua Stream</u> That Ngāti Rangiwewehi appoint a cultural monitor and we monitor/ sample for water quality parameters; particularly Sediment, using BOPRC's Natural Resources Plan limits for Suspended Solids (<150gm/ m3) and pH (6 – 8) before and during the works being carried out and that the costs of which are covered by the developer. De-watering to the Stream without pre-treatment is not acceptable; Should dewatering require to be carried out then all de-watering must be done within the site and then discharged to a standard where the water quality meets both quality and volume rules/guidelines (TSS = <15g/m3). Ngāti Rangiwewehi must be consulted with prior to the discharge occurring. Refuelling of equipment, machinery or vehicles should be done away from areas where it is likely to enter the water from	The client, Caland Holdings Limited is happy to comply with these requirements.

either overland flows or direct discharge via RLC's piped storm water network. All concrete cutting wastewater shall be captured and transported for disposal; this is not to enter the Stream or be discharged to land where it may enter the water. In adverse weather conditions excess volumes shall be diverted away from the discharge point and re-circulated within the site to ensure no scouring or erosion of the stream bed or stream banks. All roading cesspits are to have submerged outlets installed. All roading cesspits must be maintained in a proactive manner in that silts and sediments are cleared en²irely on a regular basis. During the building period all contractors must be advised of the risks to Pekehaia and operate in a manner that no contaminants will be discharged onto land where it may enter way or directly discharged i.e. paints, sawdust, dirt, plasterboard etc.	
<u>Protection of Pekehaia Stream (Quantity)</u> That the applicant/ Developer show what considerations have been made to counter higher than normal rain flows so as to not direct these, purposefully or not, to Pekehaia Stream.	The Engineering Report identifies that the site will achieve hydraulically neutrality. Modelling will be undertaken as part of the Substantive application to demonstrate how this is achieved in different storm events.
<u>Archaeology</u>	Accepted. It is anticipated that a Accidental Discovery Protocol

That the Ngāti Rangiwewehi Koiwi and Accidental Discovery Protocol (see appendix 1) sets out the process for discovery of archaeological sites and require that it be formally adopted and included into any archaeological monitoring carried out relative to the proposal.	Condition will be included with the approved consent.
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