

FTC #26: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 12 November 2020

s 9(2)(f)(iv)

s 9(2)(ba)(i), s 9(2)(k)

Application 2020-23 – Wooing Tree Estate

Date Submitted:	12 November 2020	Tracking #: 2020-B-07280
Security Level	In-Confidence	MfE Priority: Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decision	TBA

Actions for Minister's Office Staff	Send out attached letters (if agreed and signed). Return the signed briefing to MfE.
Number of appendices and attachments	Titles of appendices: 1. Letters from the Minister for the Environment to relevant Ministers of the Crown.

Ministry for the Environment contacts

Position	Name	Cell phone	1 st contact
Principal Authors	Rachel Ducker, Md Arif Hasan		
Responsible Manager	Sara Clarke	s9(2)(a)	✓
Director	Keita Kohere	s9(2)(a)	

FTC #26: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 12 November 2020

Key Messages

1. We are seeking your decision on three applications for referral of a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), for the below applicants:

s 9(2)(f)(iv)

s 9(2)(ba)(i), s 9(2)(k)

c. Wooing Tree Estate – Wooing Tree Property Development LP

2. s 9(2)(ba)(i), s 9(2)(k), s 9(2)(f)(iv)

4. The Wooing Tree Estate project involves construction and operation of a staged (over 5 years) residential subdivision, dwellings, a neighbourhood commercial centre, cellar door facility for Wooing Tree Vineyard and associated works and infrastructure. It enables creation of 287 residential lots and construction of 46 homes in Cromwell, Otago.
5. The Wooing Tree Estate site was rezoned to enable increased density development. While the development density proposed by the project is not supported by the current zoning, the Central Otago District Council have identified this site as being suitable for higher density development in the Cromwell Spatial Framework Plan. The applicant has advised that Council is proposing a plan change to implement this strategic work in 2021.
6. We have undertaken an initial (Stage 1) analysis of these applications and recommend you progress all three applications to the next stage inviting comments under section 21, seeking further information about the application from the applicant under section 22, and obtaining a report regarding Treaty of Waitangi obligations under section 17 of the Act.
7. With regards to matters under section 19 of the Act, the projects have the potential to achieve the purpose of the Act (section 18(2)).
8. Pursuant to section 23 of the Act, you are able to determine that the projects be declined before obtaining a report under section 17, inviting comments under section 21 or requesting further information under section 22. A decision to decline an application for referral can be made under section 23(1) and (2) of the Act.
9. A summary of the analysis and our recommendations for the applications is provided in Table A. You are the sole decision maker for these projects (these are not in the Coastal Marine Area).

10. Table B indicates how applications we have received for referred projects under the Act are advancing through the fast-track process. Table C indicates progress of Listed Projects received by the Environmental Protection Authority. We will continue to monitor and report progress to you.

Action sought

11. Please indicate your decision on the recommendation for the application listed in Table A.

Signatures



Sara Clarke
Manager
Fast Track Consenting

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the Official Information Act 1982

Table A: Stage 1 initial assessment of project eligibility – projects where the Minister for the Environment is the only decision maker

Projects to progress

Project details	Project description	Project Funding	Project eligibility criteria met [s18(3)]	Assessment against the purpose of the Act					Any other matters [s19(f)]	Recommendation	Decision
				Economic benefits and costs [s19(a)]	Effect on social and cultural wellbeing [s19(b)]	Likelihood project will progress faster under the Act [s19(c)]	Public benefit [s19(d)]	Potential for significant adverse effects [s19(e)]			

s 9(2)(f)(iv)

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s 9(2)(f)(iv)

s 9(2)(ba)(i), s 9(2)(k)

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[illegible][illegible]

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<p>64 Shortcut Road, Corner SH8b and SH6, Cromwell, Otago</p> <p>Background</p> <p>Plan change 12 (2018) approved site development for 210 residential lots, and a 10000m² maximum floor area for a neighbourhood centre. The current proposal seeks a higher density residential development than that enabled by plan change 12.</p> <p>A resource consent has previously been granted for stage 1 (33 lots) of the proposed subdivision (under construction). A current subdivision and land use application proposes to increase the development density of Stage 1 by 8 additional homes.</p>	<p>associated works and infrastructure.</p> <p>The application includes:</p> <ul style="list-style-type: none"> a subdivision to create 287 residential lots, 3 commercial lots, 3 open space lots and 9 road lots construction of 46 homes construction of a neighbourhood centre construction and the operation of a cellar door facility for Wooing Tree Vineyard road access including a new roundabout and pedestrian underpass under SH8B internal roads and pedestrian/cycle access open space earthworks landscaping and associated infrastructure. 	KPMG accountants.	<ul style="list-style-type: none"> include land returned under a Treaty settlement occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011. <p>Our initial assessment indicates that this project has the potential to meet the purpose of the Act as it will:</p> <ul style="list-style-type: none"> provide short term construction jobs and facilitate opportunities in tourism in the Central Otago region, an area adversely impacted by COVID-19 strengthen the region's economy. 	<p>s 9(2)(b)(ii) in direct residential construction and s 9(2)(b)(ii) in commercial construction.</p> <p>The applicant's estimate is that the application will add s 9(2)(b)(ii) to the Central Otago economy.</p>	No information is provided on cultural well-being, s 19(b).	development density.	housing supply and providing improved pedestrian and cycle connectivity across the site and with the Cromwell town centre.	<p>adverse effects relate to:</p> <ul style="list-style-type: none"> increased development density transport effects infrastructure effects site contamination effects on a notable tree "Wooing Tree". <p>A panel could consider the appropriateness of increased development density.</p> <p>A transport assessment proposes mitigation measures. Access to later stages of the subdivision is contingent on works to SH8b. Comments on the inclusion of these works in this application could be sought from NZTA.</p> <p>The applicant states that infrastructure is sufficient to service the site and inground soakage is adequate for stormwater.</p> <p>The applicant considers the level of contaminants does not trigger consents for earthworks on contaminated land.</p> <p>The "Wooing Tree" notable tree is proposed to be retained.</p>	<p>development in Cromwell South and the Wooing Tree Estate.</p> <p>Central Otago District Council has prepared the Cromwell Spatial Framework Plan which identifies this site for future medium and high-density housing. A plan change is proposed to implement the Cromwell Spatial Framework Plan in 2021.</p>	<p>construction of the proposed roundabout and underpass and the effects of the application on cultural wellbeing including on te ao Māori, s 19(b).</p> <p>c. agree to seek comment from Ministers listed in s21(6) of the Act.</p> <p>d. agree to seek comment from Waka Kotahi NZ Transport Agency (NZTA) regarding any agreements or partnerships with the applicant and the timing of building the new roundabout and pedestrian underpass under SH8B.</p> <p>e. agree to seek comments from the relevant local authorities.</p>	<p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p>

Signed:

Hon David Parker
Minister for the Environment

Date