

In Confidence

Office of the Minister for the Environment
Office of the Minister of Conservation

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 12) 2021

Proposal

- 1 This paper seeks authorisation for submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 12) 2021 (the Amendment Order).
- 2 The Amendment Order amends the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 to include as a project referred to an expert consenting panel (panel) Northland Development Corporation Limited's Ōruku Landing project (Schedule 30).

Executive Summary

- 3 The COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) is one of the Government's actions to support New Zealand's economic recovery from COVID-19. The FTCA enables any person to apply to the Minister for the Environment to fast-track certain approvals required under the Resource Management Act 1991 (RMA) for their project. Where projects are located either fully or partly within the Coastal Marine Area (CMA), the Minister of Conservation is a joint decision-maker on the referral application.
- 4 Projects that we accept in our respective roles as Minister for the Environment and Minister of Conservation are referred to a panel by an amendment to the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020, subject to Cabinet's agreement. This allows an applicant to lodge applications for resource consents and/or notices of requirement for a designation with the Environmental Protection Authority (EPA) for consideration by a panel.
- 5 We received an application to fast-track the Ōruku Landing project from Northland Development Corporation Limited. The project site is located at 44 Riverside Drive, Whangārei, and in the adjacent CMA. Stage One of the project involves construction of a hotel, a building for residential and commercial use, and a marina and upgrade to parts of the adjacent coastal walkway. Stage Two includes construction of a multipurpose conference and events centre.
- 6 We are satisfied as to the project's eligibility for referral and have considered whether it helps achieve the purpose of the FTCA. We sought written comments from the relevant local authorities and relevant Ministers prescribed by the FTCA including the Minister for Economic and Regional Development and the Minister of Tourism, and we have considered the replies received. We considered the report prepared under section 17 of the FTCA and we have also requested and considered further information from the applicant.

- 7 We have accepted Northland Development Corporation Limited's Ōruku Landing project for referral as it has the potential to:
- 7.1 have positive effects on social wellbeing by providing a range of employment opportunities and flow-on economic benefits, and by maintaining and enhancing public access to, and enjoyment of, the CMA
 - 7.2 generate employment by providing:
 - 7.2.1 up to 395 direct full-time equivalent (FTE) jobs per year across the three years of construction
 - 7.2.2 up to 223 part time jobs per year across the three years of construction
 - 7.3 up to 123 direct FTE ongoing operational jobs per year after the construction period ends
 - 7.4 increase housing supply through the construction of approximately 17 residential units
 - 7.5 have positive effects on the local economy by bringing approximately s 9(2)(b)(ii) across the three years of construction of both Stages of the project into the local construction, tourism and hospitality industries
 - 7.6 progress faster than would otherwise be the case under standard RMA processes, provided that the applicant lodges their applications for resource consents with the EPA in a timely manner following project referral.
- 8 We consider that the project will help to achieve the purpose of the FTCA, and any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate adverse effects, can be considered and determined by a panel subject to Part 2 of the Resource Management Act 1991 (RMA) and the purpose of the FTCA.
- 9 We now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables Northland Development Corporation Limited to apply via the EPA to a panel for the relevant approvals needed under the RMA for the project, in accordance with the process in the FTCA.

Background

- 10 The FTCA is one of the Government's actions to support New Zealand's economic recovery from COVID-19, by promoting employment and supporting on-going investment. The FTCA enables any person to apply to the Minister for the Environment to access the fast-track process for their project. Where projects are located either fully or partly within the CMA, the Minister of Conservation is a joint decision-maker on the referral application. If the Ministers accept an application, it is referred by Order in Council allowing an applicant to lodge, via the EPA, a resource consent application or notice of requirement for a designation with a panel for consideration.
- 11 As of 6 October 2021, 69 applications have been received for projects to be considered for referral to a panel through an Order in Council, of which:
- 11.1 18 applications are being processed and are awaiting a referral decision

- 11.2 Eight projects have been approved for referral and are awaiting Orders in Council. This includes the project that is the subject of this cabinet paper. Seven are the subject of a further three cabinet papers.
- 11.3 28 projects have been referred and Orders in Council gazetted, and eight of these have been granted RMA approvals by a panel. A list of the referred projects is in Appendix one
- 11.4 Ten referral applications have been declined for a range of reasons including that they do not meet the purpose of the FTCA and it would be more appropriate for them to go through the standard consenting process under the RMA
- 11.5 Five referral applications have been withdrawn by the applicants.
- 12 An update on the status of projects that are listed in Schedule 2 of the FTCA is in Appendix two.

Project for referral: Northland Development Corporation Limited's Ōruku Landing project

- 13 Northland Development Corporation Limited has applied to use the fast-track consenting process for the Ōruku Landing project. The project site is located at 44 Riverside Drive, Whangārei and in the adjacent CMA of the Hātea River.
- 14 The project is to construct and operate a hotel and entertainment precinct in central Whangārei. The project will consist of two stages which may progress concurrently.

Stage One

- a. a hotel approximately 22 metres high containing approximately 132 rooms, a restaurant, bar and a swimming pool. At its southern end the building will be cantilevered in the airspace of the CMA
- b. a mixed-use building approximately 18.5 metres high, incorporating approximately 17 residential units, retail and commercial tenancies and a car park for approximately 190 vehicles
- c. a marina in the CMA which will provide for approximately 29 berths and a ferry terminal
- d. widening a section of the existing Hātea Loop walkway boardwalk, to be formed by partially cantilevering it in the airspace of the CMA
- e. associated upgrades to roading and three waters services.

Stage Two


- a. a multi-purpose conference and events centre approximately 16.5 metres high incorporating a hall/theatre, back of house facilities, café, meeting rooms and other associated facilities
 - b. a public plaza area between the events centre and the hotel.
- 15 The project requires land use consents under the Whangārei District Plan and Proposed Whangārei District Plan, discharge and coastal permits under the Northland Regional Coastal Plan, Northland Regional Soil and Water Plan and Proposed Northland

Regional Plan, and land use consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.


- 16 To better understand the potential for significant adverse environmental effects, job creation potential and investment certainty of this project, we sought further information from the applicant and Whangarei District Council (WDC) under section 22 of the FTCA.
- 17 We also sought written comments on this application from relevant Ministers as determined by section 21(6) of the FTCA, including the Minister for Economic and Regional Development and the Minister of Tourism, and from the relevant local authorities – WDC and Northland Regional Council (NRC).

Overview of comments


18 s 9(2)(f)(ii), s 9(2)(g)(i)




19 s 9(2)(f)(ii), s 9(2)(g)(i)




20 s 9(2)(f)(ii), s 9(2)(g)(i)



21 s 9(2)(f)(ii), s 9(2)(g)(i)



22 s 9(2)(f)(ii), s 9(2)(g)(i)



¹ Defined in Section 9 of the Marine and Coastal Area (Takutai Moana) Act 2011

23 s 9(2)(f)(ii), s 9(2)(g)(i)

[REDACTED]

24 s 9(2)(f)(ii), s 9(2)(g)(i)

[REDACTED]

25 The project is to be partially funded by the Provincial Growth Fund. WDC noted that this Provincial Growth Fund funding is only for part of the project and is dependent on commitment to additional funding by WDC and NRC. WDC also identified that it owns part of the site along the coastal fringe and currently there is no agreement allowing the applicant to use this area. NRC noted that the project site is within the 1-in-100 year flood zone and coastal flood hazard zones identified in its recently updated coastal flood hazard maps. We are confident that these matters can be addressed by a panel and have directed the applicant to provide information on these matters with any application for resource consent.

Decision

26 In making our decision we considered the application and further information received; comments received from relevant Ministers, WDC, and NRC; and the eligibility criteria in section 18 of the FTCA². We also considered the report prepared under section 17 of the FTCA.

27 We have decided to accept Northland Development Corporation Limited's application for referral of the Ōruku Landing project to a panel. We consider the project meets the eligibility criteria in section 18 of the FTCA and achieves the purpose of the FTCA by having the potential to:

² In accordance with section 24 of the FTCA - Decision to accept application for referral

- 27.1 have positive effects on social wellbeing by providing a range of employment opportunities and flow-on economic benefits, and by maintaining and enhancing public access to, and enjoyment of, the CMA
- 27.2 generate employment by providing:
- 27.2.1 up to 395 direct full-time equivalent (FTE) jobs per year across the three years of construction
 - 27.2.2 up to 223 part time jobs per year across the three years of construction
 - 27.2.3 up to 123 direct FTE ongoing operational jobs per year after the construction period ends
- 27.3 increase housing supply through the construction of approximately 17 residential units
- 27.4 have positive effects on the local economy by bringing approximately s 9(2)(b)(ii) across the three years of construction of both Stages of the project into the local construction, tourism and hospitality industries.
- 27.5 progress faster than would otherwise be the case under standard RMA processes, provided that the applicant lodges their applications for resource consents with the EPA in a timely manner following project referral.
- 28 To address site-specific matters raised by s 9(2)(f)(ii), s 9(2)(g)(i) WDC and NDC, we have decided to specify the following information that the applicant must provide with their applications for resource consents submitted to a panel³: an assessment against the New Zealand Coastal Policy Statement 2010 (NZCPS); a coastal hazard assessment; a greenhouse gas emissions (GHG) assessment; an integrated transport assessment; an infrastructure assessment and evidence of the applicant's legal right to access the land. The full details of this information requirement are in Appendix three.
- 29 The FTCA requires that a panel invite comments from the relevant local authorities, relevant iwi authorities and Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land, specific non-governmental organisations and other groups listed in the FTCA⁴. In addition to these requirements and to address site specific matters raised, we have decided to specify the following parties, listed in Appendix three, from whom a panel must seek comment in relation to any consent application before it: the Minister for Economic and Regional Development and the Minister of Tourism; representatives of Ngāraratunua Marae; Pehiāweri Marae; Takahiwai Marae; Terenga Parāoa Marae and Toetoe Marae; Te Rūnanga o Ngāti Whātua; and the Ngāti Kahu o Torongare Hapū and Hapū Cultural Designer representatives from the project's governance committee.
- 30 We consider that any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate for adverse effects, can be appropriately tested by a panel against Part 2 of the RMA and the purpose of the FTCA. We consider that the requirements for additional material listed in Appendix three that must be submitted to a panel will assist with this.

³ Section 24(2)(d) of the FTCA.

⁴ Clause 17(6) of Schedule 6, FTCA.

31 We consider there are no reasons to decide under section 24(2) of the FTCA to:

31.1 limit the scope of the project by referring it only in part

31.2 refer the project in stages

31.3 place any restrictions on the project

31.4 impose specific timeframes for panel consideration.

Timing and 28-day rule

32 Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel⁵. Therefore, the Amendment Order will come into force the day after publication in the New Zealand Gazette. This will enable applications for resource consents for Northland Development Corporation Limited's Ōrūku Landing project to be lodged with the EPA, for consideration by a panel, the day after the Amendment Order is gazetted.

Compliance

33 The Amendment Order complies with:

33.1 the principles of the Treaty of Waitangi

33.2 the rights and freedoms contained in the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993

33.3 the principles and guidelines set out in the Privacy Act 1993

33.4 relevant international standards and obligations

33.5 the Legislation Guidelines (2018 edition), which are maintained by the Legislation Design and Advisory Committee.

Regulations Review Committee

34 We do not consider that there are grounds for the Regulations Review Committee to draw this Order in Council to the attention of the House of Representatives under Standing Order 319.

Certification by Parliamentary Counsel Office

35 The Amendment Order has been certified by the Parliamentary Counsel Office as being in order for submission.

⁵ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

Impact Analysis

Regulatory Impact Assessment

- 36 The Regulatory Impact Assessment (RIA) requirements for this proposal have been waived. Cabinet has agreed that a RIA is not required for Orders in Council relating to projects to be referred to a panel⁶.

Climate Implications of Policy Assessment

- 37 The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements⁷ do not apply to the project.
- 38 Likely emissions implications and intended emissions reductions of the project have been considered at a high-level during the formal application process and are also expected to be considered by a panel in its assessment of any adverse effects arising from the project.
- 39 The decision to refer the Northland Development Corporation Limited's Ōruku Landing project includes a requirement for the applicant to provide to a panel an assessment of potential GHG emissions resulting from the project and options to avoid, remedy and mitigate the emissions.

Publicity

- 40 The Amendment Order will be available on the New Zealand Legislation website following its notification in the New Zealand Gazette.
- 41 As required under section 25 of the FTCA, our decision to refer the project to a panel for consideration, the reasons for these decisions, and the report obtained under section 17 will be made available to the public on the Ministry for the Environment's website.

Proactive release

- 42 We intend to proactively release this paper on the Ministry for the Environment's website subject to redaction as appropriate under the Official Information Act 1982.

Consultation

- 43 The Ministry for the Environment and Department of Conservation sought comment on this paper from the Ministry of Housing and Urban Development, Ministry for Culture and Heritage, Te Puni Kōkiri, Ministry of Education, Department of Corrections, Land Information New Zealand, Treasury, Ministry of Transport, Ministry of Business, Innovation and Employment, Ministry for Primary Industries, Department of Prime Minister and Cabinet, Ministry of Health, Ministry of Defence, Department of Internal Affairs, and the Office for Māori Crown Relations – Te Arawhiti.

⁶ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

⁷ CO (20) 3 refers

Recommendations

We recommend that Cabinet:

- 1 **note** that we have decided under section 24 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 to accept the application for referral of Northland Development Corporation Limited's Ōruku Landing project to an expert consenting panel
- 2 **note** that Northland Development Corporation Limited's Ōruku Landing project meets the eligibility criteria in section 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and is considered to help achieve the Act's purpose by having the potential to:
 - 2.1 have positive effects on social wellbeing by providing a range of employment opportunities and flow-on economic benefits, and by maintaining and enhancing public access to, and enjoyment of, the CMA
 - 2.2 generate employment by providing up to:
 - 2.2.1 395 direct full-time equivalent (FTE) jobs per year over a three year construction period
 - 2.2.2 223 part time jobs per year over the construction period
 - 2.2.3 123 direct FTE ongoing jobs after the construction period ends
 - 2.3 increase housing supply through the construction of approximately 17 residential units
 - 2.4 have positive effects on the local economy by bringing approximately s 9(2)(b)(ii) across the three years of construction of both stages of the project into the local construction, tourism and hospitality industries
 - 2.5 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes, provided that the applicant lodges their applications for resource consents with the Environmental Protection Agency in a timely manner following project referral
- 3 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 12) 2021 requires Northland Development Corporation Limited to provide to an expert consenting panel an assessment against the New Zealand Coastal Policy Statement 2010, a coastal hazard assessment, a greenhouse gas emissions assessment, an integrated transport assessment, an infrastructure assessment and evidence of the applicant's legal right to access the land, as detailed in Appendix three
- 4 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 12) 2021 requires an expert consenting panel appointed to consider Northland Development Corporation Limited's Ōruku Landing project to seek comments from: the Minister for Economic and Regional Development and the Minister of Tourism; representatives of Terenga Parāoa Marae, Ngāraratunua Marae, Takahiwai Marae, Pehiāweri Marae, and Toetoe Marae; Te Rūnanga o Ngāti Whātua; and the Ngāti Kahu o Torongare Hapū and Hapū Cultural Designer representatives from the project's governance committee, as listed in Appendix three

- 5 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 12) 2021 to the Executive Council
- 6 **note** that on 27 July 2020, Cabinet agreed to waive the standard 28-day rule relating to Orders in Council made under the COVID-19 Recovery (Fast-track Consenting) Act 2020 [CAB-20-MIN-0353 refers]. Consequently, the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 12) 2021 will come into force the day after publication in the New Zealand Gazette.

Authorised for lodgement

Hon David Parker
Minister for the Environment

Hon Kiritapu Allan
Minister of Conservation

Released under the provision of
the Official Information Act 1982

Appendix one – Referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Referred projects granted RMA approvals by a panel		
Project	Location	Applicant
Kohimarama Comprehensive Care Retirement Village	Kohimarama, Auckland	Ryman Healthcare Limited
Northbrook Wanaka Retirement Village	Wanaka	Winton Property Limited
Ohinewai Foam Factory	Ohinewai, Waikato	Ambury Properties Limited
Faringdon South West and South East Development	Rolleston	Hughes Developments Limited's
Summerset Retirement Village -Waikanae	Waikanae	Summerset Villages (Waikanae) Limited
Wooing Tree Estate	Cromwell	Wooing Tree Property Development LP
Dominion Road Mixed-use Development	Mount Eden, Auckland	Pudong Housing Development Company Limited, Foodstuffs North Island Limited, and Silk Road Management Limited
Nola Estate	Glen Eden, Auckland	CPM 2019 Limited
Referred projects with Orders in Council gazetted		
Clutha Upper Waitaki Lines Project - Works and Workers' Village	Clutha Upper Waitaki	Transpower New Zealand Limited
Northbrook Wanaka Retirement Village	Wanaka	Winton Property Limited
Kohimarama Comprehensive Care Retirement Village	Kohimarama, Auckland	Ryman Healthcare Limited
Molesworth Street Office Development	Thorndon, Wellington	Prime Property Group Limited
The Vines Affordable Subdivision	Richmond, Tasman	Jason and Angela Mudgway
Dominion Road Mixed-use Development	Mount Eden, Auckland	Pudong Housing Development Company Limited, Foodstuffs North Island Limited, and Silk Road Management Limited
Ohinewai Foam Factory	Ohinewai, Waikato	Ambury Properties Limited
Eastern Porirua Regeneration Project - Infrastructure Works	Porirua	Kāinga Ora-Homes and Communities' and Porirua City Council
Silverlight Studios	Wanaka	Silverlight Studios Limited
Brennan winery, restaurant, education, and event complex	Gibbston Valley, Otago	Otago Viticulture and Oenology Limited's (trading as Brennan Wines)

Nola Estate	Glen Eden, Auckland	CPM 2019 Limited
Wooring Tree Estate	Cromwell	Wooring Tree Property Development LP
Kapuni Green Hydrogen	Kapuni, Taranaki	Hiringa Energy Limited's and Ballance Agri-Nutrients Limited
New Dunedin Hospital - Whakatuputupu	Dunedin	The Minister of Health's and the Ministry of Health
Faringdon South West and South East Development	Rolleston	Hughes Developments Limited's
Summerset Retirement Village -Waikanae	Waikanae	Summerset Villages (Waikanae) Limited
Beachlands Housing Development	Beachlands, Auckland	Neil Construction Limited and Fletcher Residential Limited
Kōpū Marine Precinct	Kōpū, Thames	Thames-Coromandel District Council
Whakatāne Commercial Boat Harbour project	Whakatāne	Whakatāne District Council, Te Rāhui Lands Trust, Te Rūnanga o Ngāti Awa, Ngāti Awa Group Holdings Limited, Te Rāhui Lands General Partner Limited, Te Rāhui Herenga Waka Whakatane Limited, and Provincial Growth Fund Limited
Karaka North Village	Karaka, Auckland	Cappella Group Limited and Karaka North Village Limited
Ōmāhu Residential Development	Remuera, Auckland	Urban Resort Limited, Icon Co Pty (NZ) Limited
George St Mixed Use Development	Newmarket, Auckland	Newmarket Holdings Development Limited Partnership
Otawere Water Storage Reservoir	Northland	Te Tai Tokerau Water Trust
Drury Central & Paerata Stations	Auckland	KiwiRail Holdings Limited
Rangitane Maritime Development	Kerikeri	Far North District Council & Far North Holdings Limited
Brickfields, Scott Road Development	Hobsonville, Auckland	Aedifice Development Limited
Tauranga Innovative Courthouse	Tauranga	The Minister of Justice and the Ministry of Justice
Melia Place	Whangaparāoa, Auckland	Melia Development Limited

Appendix two – Status of projects listed under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Listed Project	Status (provided by the EPA, 5 October 2021)
Matawii Water Storage Reservoir Kaikohe	Consents have been approved.
Papakāinga Development – Rāpaki, Christchurch	Consents have been approved.
Te Ara Tupua – Ngā Ūranga to Pito-one shared path	Consents have been approved.
Waitohi Picton Ferry Precinct Redevelopment	Consents have been approved.
Queenstown Arterials Project	Consents have been approved.
Papakāinga Development - Kaitaia	Consents have been approved.
Papakura to Pukekōhe rail electrification	Package 1 - consents have been approved. Package 2 – minor consents - unlikely to proceed under fast-track at this stage.
Papakura to Drury South State Highway 1 improvements	Package 1 - application lodged 24 June – currently under assessment by panel. Package 2 – lodgement anticipated in 2021.
Northern Pathway – Westhaven to Akoranga shared path	Unlikely to proceed under fast-track at this stage.
Papakāinga Development – Waitara, Taranaki	Lodgement anticipated in 2021.
Te Pā Tāhuna Residential Development	Unlikely to proceed under fast-track at this stage.
Unitec Residential Development	Unlikely to proceed under fast-track at this stage.
Papakāinga Development - Point Chevalier, Auckland	Unlikely to proceed under fast-track at this stage.
Papakāinga development – Whaingaroa, Raglan	Unlikely to proceed under fast-track at this stage.
Papakāinga Development - Chatham Islands	Unlikely to proceed under fast-track at this stage.
Wellington Metro Upgrade Programme	Unlikely to proceed under fast-track at this stage.
Britomart Station eastern end upgrade	Unlikely to proceed under fast-track at this stage.

Appendix three – Additional requirements: Northland Development Corporation Limited's Ōruku Landing project

Northland Development Corporation Limited is required to provide with their applications for resource consents to an expert consenting panel:

1. a planning assessment including consideration (with supporting information) of the New Zealand Coastal Policy Statement 2010 (including Policies 6, 24 and 26)
2. a coastal hazard assessment which must include:
 - a. information on how the climate change scenario used by the applicant to determine appropriate finished floor levels aligns with guidance contained in Coastal Hazards and Climate Change: Guidance for Local Government (Ministry for the Environment, December 2017, ME1341) on proposals to intensify an existing development or to change land use
 - b. information on the effects of the project on natural hazards
 - c. consideration of Coastal Flood Hazard Zone 3 (100-year + rapid sea level rise scenario), as shown on Northland Regional Council's coastal hazard maps (see <https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/coastal-hazards/update-to-coastal-hazard-maps/>)
3. an assessment of the potential greenhouse gas emissions resulting from the project, including:
 - a. information on the GHG emissions created as part of construction and operation of the proposed development
 - b. options to reduce, mitigate and avoid GHG emissions (in addition to the solar panels/green roof already included in the design)
 - c. information on GHG emissions from travel as a result of the development and how these emissions could be mitigated, reduced or avoided
4. an integrated transport assessment which includes, but is not limited to:
 - a. assessment of how the project will support both public modes of transport and active modes of transport (such as cycling and walking)
 - b. details of end-of-trip facilities for staff and customers
 - c. modelling to determine delay and queuing effects downstream of the proposed signalised intersection
5. an assessment of the capacity of existing three waters infrastructure, that must include consideration of the demand for land-based water and wastewater services associated with the proposed marina
6. evidence of access arrangements and/or easements relating to Part Lot 3 DP50078 confirming Northland Development Corporation Limited's right to access the land.

An expert consenting panel appointed to consider Northland Development Corporation Limited's applications for resource consents for the Ōruku Landing project must seek comments from the following additional persons/organisations:

1. Representatives of Terenga Parāoa Marae

2. Representatives of Ngāraratunua Marae
3. Representatives of Takahiwai Marae
4. Representatives of Pehiāweri Marae
5. Representatives of Toetoe Marae
6. Te Rūnanga o Ngāti Whātua
7. Representatives of Ngāti Kahu o Torongare
8. The hapū-appointed representative on the Ōruku Landing governance committee
9. The hapū-appointed cultural design representative on the Ōruku Landing governance committee
10. Minister for Economic and Regional Development
11. Minister of Tourism

Released under the provision of
the Official Information Act 1982