



FTC #4: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 7 August 2020

Date Submitted:	13 August 2020	Tracking #: 2020-B-07098	
Security Level	In-Confidence	MfE Priority:	Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decision	17 August 2020

Actions for Minister's Office Staff	<p>Send out attached letters (if agreed and signed).</p> <p>Return the signed briefing to MfE.</p>
Number of appendices and attachments	<p>Titles of appendices:</p> <ol style="list-style-type: none"> Letters from the Minister for the Environment to relevant Ministers of the Crown, local authorities and iwi. Request for further information letter from the Minister for the Environment to Urban Perspectives Limited, on behalf of Victoria University of Wellington.

Ministry for the Environment contacts

Position	Name	Cell phone	1 st contact
Principal Author	Sara Clarke		
Responsible Manager	Sara Clarke	s 9(2)(a)	✓
Director	Liz Moncrieff	s 9(2)(a)	

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FTC #4: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 7 August 2020

Key Messages

1. We are seeking your decision on one application for referral of a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), for Te Herenga Waka Victoria University of Wellington.
2. We have undertaken an initial (Stage 1) analysis of this application.
3. A summary of the analysis and our recommendation for the application is provided in Table A. You are the sole decision maker for this project (it is not in the Coastal Marine Area).
4. Table B indicates how applications we have received for referred projects under the Act are progressing under the fast-track process. Table B also provides high level information on the applications we have received that will be included in the next briefing to you. We will continue to monitor and report progress to you.

Action sought

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

Signatures

Sara Clarke
Manager
Natural and Built System

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

Project to progress

Project details	Project description and location	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)]			
<p>Application name</p> <p>Victoria University – Te Huanui Project</p> <p>Applicant</p> <p>Te Herenga Waka – Victoria University of Wellington</p>	<p>Two staged development of four sites to construct a 17,000m² hub, including innovation, teaching and research facilities, a pedestrian plaza and pedestrian link from the Terrace up to the main Kelburn Campus (also providing pedestrian thoroughfare)</p> <p>Stage 1 includes demolition of the Gordon Wilson Flats, enabling works, construction of the two main teaching and research buildings, alterations and repurposing the existing McLeans Flats building, basement parking/servicing, plaza, landscaping, pedestrian link.</p> <p>Stage 2 (influenced by the Covid-19 recovery and national/international student enrolment numbers) includes the balance of the project.</p> <p>The Gordon Wilson Flats, is listed as a Heritage Building under the Wellington District Plan (<i>not listed by Heritage New Zealand Pouhere Taonga (HNZPT)</i>).</p> <p>The project includes works on land owned by Wellington Electricity Lines Ltd (WEL) and work adjacent to a small WEL substation. The applicant is currently in negotiations with WEL for the land, or agreement to relocate the substation. If agreement is not reached, the project will be reconfigured so works will not occur on land owned by WEL.</p>	<p>The project has circa s 9(2) in funding allocated, with stage 1 being approx. s 9(2)</p>	<p>Yes</p> <p>The application includes sufficient information to determine that s18 criteria is met.</p> <p>While the project area does not occur on land returned under a Treaty Settlement, the majority of the affected land has rights of first refusal (RFR) encumbrances over it relating to the Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Treaty settlement. The Taranaki Whanui iwi will therefore be interested in the land concerned for the time this RFR exists (approximately the next 80 yrs).</p> <p>We recommend that comments are invited from the Port Nicholson Block Settlement Trust.</p>	<p>The applicant estimates the project will provide for 310 - 440 people working on the design and construction, during the four-year project.</p> <p>We recommend requesting further information about this.</p>	<p>The project involves enhanced tertiary facilities with the removal of a derelict and unusable environment to a purpose-built educational campus.</p> <p>Assessment has been made in respect to the proposed removal of the District Plan listed heritage building.</p> <p>A Cultural Impact Assessment is proposed to be sought.</p> <p>An archaeological authority will be required under the Heritage New Zealand Pouhere Taonga Act 2014, as the site was associated with human activity prior to 1900.</p>	<p>The applicant assessed that the project could be advanced 18 - 24 months by fast tracking.</p> <p>We recommend requesting further information about this.</p>	<p>The project will provide employment.</p> <p>Improve pedestrian linkages</p> <p>Upgrade Tertiary Education infrastructure.</p>	<p>The applicant does not anticipate any adverse environmental effects.</p> <p>We are satisfied that any significant adverse effects have the potential to be avoided, remedied or mitigated by conditions.</p>	<p>Previous consent – A private plan change for the rezoning and request to remove the heritage building listing at 320 The Terrace, was approved by Wellington City Council, but upon appeal the heritage building status remained. The sitting judge issued a dissenting decision (1 Judge on the panel with 2 Commissioners).</p> <p>The applicant has advised that they have undertaken some public engagement, including a public meeting and a project webpage.</p> <p>We recommend requesting further information on the outcomes of the public engagement.</p> <p>Given the public interest in the Gordon Wilson Flats building and HNZPT's previous involvement, we recommend that HNZPT are invited to comment.</p>	<p>s 9(2)(g)(i)</p>	<p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p>

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				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)]			
	We recommend that comments are sought from Wellington Electricity Lines Limited.										

Signed:

Hon David Parker
Minister for the Environment

Date

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