

Project Timeline Comparison – Fast track Consenting vs. Standard Consent Process

Table 1: Fast track consenting timeline

| Task Name | Duration | Start | Finish |
|--|--------------------------|-------------------------|-------------------------|
| Fast Track Project Delivery | 1300 working days | 18 May 2022 | 11 May 2027 |
| Fast track process | | | |
| Fast track referral application | 100 days | 18 May 2022 | 4 October 2022 |
| Prepare application | 1 month | 18 May 2022 | 14 June 2022 |
| Lodge application | 0 days | 14 June 2022 | 14 June 2022 |
| MfE review application | 9 weeks | 15 June 2022 | 16 August 2022 |
| Minister decision | 0 days | 16 August 2022 | 16 August 2022 |
| Order in Council | 7 weeks | 17 August 2022 | 4 October 2022 |
| Fast track resource consent application | 120 days | 5 October 2022 | 21 March 2023 |
| Prepare application | 1 month | 5 October 2022 | 1 November 2022 |
| Lodge to EPA | 0 days | 1 November 2022 | 1 November 2022 |
| MfE expert review | 50 days | 2 November 2022 | 10 January 2023 |
| Panel report | 25 days | 11 January 2023 | 14 February 2023 |
| Panel review extension if needed | 25 days | 15 February 2023 | 21 March 2023 |
| Panel Approval | 0 days | 21 March 2023 | 21 March 2023 |
| Project delivery | | | |
| Initial Design and Consenting | 240 days | 22 March 2023 | 20 February 2024 |
| Prepare design for initial building consent applications | 7 months | 22 March 2023 | 31 October 2023 |
| Submit BC 1 basement to grd slab | 4 months | 1 November 2023 | 20 February 2024 |
| Construction | 840 days | 21 February 2024 | 11 May 2027 |
| Mobilise team | 3 months | 21 February 2024 | 14 May 2024 |
| Building construction | 33 months | 15 May 2024 | 16 February 2027 |
| Project complete | 0 days | 11 May 2027 | 11 May 2027 |

Table 2: Standard consent process timeline

| Task Name | Duration | Start | Finish |
|--|--------------------------|------------------------|------------------------|
| Standard Resource Consent Process Delivery | 1793 working days | 18 May 2022 | 29 March 2029 |
| Auckland Council consent process | | | |
| Publicly notified consent | 385 days | 18 May 2022 | 7 November 2023 |
| Pre application meeting and urban design panel with AC | 100 days | 18 May 2022 | 4 October 2022 |
| Prepare application | 1 month | 5 October 2022 | 1 November 2022 |
| Submit RC | 0 days | 1 November 2022 | 1 November 2022 |
| Council officer review and S92 | 4 months | 2 November 2022 | 1 March 2023 |
| Planners' notification report | 4 weeks | 2 March 2023 | 30 March 2023 |
| Commissioner review | 2 weeks | 31 March 2023 | 14 April 2023 |
| Notification determination | 0 days | 14 April 2023 | 14 April 2023 |
| Arrange notification | 4 weeks | 14 April 2023 | 12 May 2023 |
| Submission period | 4 weeks | 15 May 2023 | 9 June 2023 |
| Council reporting | 2 months | 9 June 2023 | 4 August 2023 |
| Pre-circulate evidence and Hearing | 4 weeks | 7 August 2023 | 4 September 2023 |
| Decision | 2 months | 5 September 2023 | 7 November 2023 |
| Resolve Environment Court Appeals | 328 days | 8 November 2023 | 7 February 2025 |
| Project delivery | | | |
| Initial Design and Consenting | 240 days | 8 February 2025 | 8 January 2026 |
| Prepare design for initial building consent applications | 7 months | 8 February 2025 | 17 September 2025 |
| Submit BC 1 basement to grd slab | 4 months | 18 September 2025 | 8 January 2026 |
| Construction | 840 days | 9 January 2026 | 29 March 2029 |
| Mobilise team | 3 months | 9 January 2026 | 3 April 2026 |
| Building construction | 33 months | 4 April 2026 | 4 January 2029 |
| Project complete | 0 days | 29 March 2029 | 29 March 2029 |