



FTC #5: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 14 August 2020

Date Submitted:	20 August 2020	Tracking #: 2020-B-07099	Ó
Security Level	In-Confidence	MfE Priority:	Urgent
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		Action sought:	Response by:
To Hon David P	arker, Minister for the Environment	Decision	24 August 2020

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: Letters from the Minister for the Environment to relevant Ministers of the Crown, local authorities and iwi. Request for further information letters from the Minister for the Environment to Barker & Associates and Ryman Healthcare.

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)	

FTC #5: Application for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 14 August 2020

Key Messages

- 1. We are seeking your decision on four applications for referral of projects to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), as follows:
 - a. Molesworth Street Office Development
 - b. Karori Comprehensive Care Retirement Village
 - c. Kohimarama Comprehensive Care Retirement Village
 - d. Park Terrace Comprehensive Care Retirement Village
- 2. We have undertaken an initial (Stage 1) analysis of these applications and recommend you progress all four to the next stage.
- 3. 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).
- 4. We are working to provide briefing note 2020-B-070114 on Application 9 Clutha Upper Waitaki Lines project to you next week. This is the first Stage 2 analysis you will receive, which takes into account the comments received to date, and makes a recommendation on whether to approve or decline all or part of the application for referral. Application 9, if approved for referral, will progress through the full Order in Council process.
- 5.

s 9(2)(g)(i)

Table B indicates how applications we have received for referred projects under the Act are
processing under the fast-track process. Table B also includes progress of Listed Projects
received by the Environmental Protection Agency. We will continue to monitor and report
progress to you.

Action sought

Please indicate your decision on the recommendation for the applications 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

Projects to progress

					Assessment	t against the purpose	of the Act				
Project details	Project description and location	Project Funding	Project eligibility criteria met [s18(3)]	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)]	Any other matters [s19(f)]	Recommendation	Decision
Application name Molesworth Street Office Development Applicant Primeproperty Group Limited	Construct a 12- storey office building over four years. Construct a basement carpark for 50 cars. Construct an entry plaza, retail/café space, a lobby, loading bays, end of trip facilities and ground floor office space. Located at 55-61 Molesworth Street, Thorndon, Wellington	s 9(2)	Yes, however we recommend seeking further information from the applicant on iwi, treaty settlement entities; and treaty settlements that relate to the project area.	14 immediate full- time jobs in the first 18 months. Another 200 full- time jobs in the following 30 months. Indirect benefits to local cafes, retail, and parking buildings due to increase in patronage.	Office development will increase the number of people working in central Wellington.	Yes, however we recommend seeking further information from the applicant and also comments from WCC to confirm this.	Creates employment. Contributes to well-functioning urban environments.	There is some shadow impact to the public space in front of New Zealand Rugby Union. The project involves earthworks for basement construction.	The applicant has been involved with Tenancy Tribunal compliance issues (which we understand are now resolved). We are not aware of any compliance or enforcement actions taken under the RMA but will ask the relevant councils about this as part of our request for feedback from them.	 a. agree to progress the Molesworth Street Office Development project to Stage 2 of the process. The project warrants further analysis because it has potential to achieve the purpose of the Act. b. agree to seek further information from the applicant on: meeting the requirements of s19(c); clarification on expected timeframes and stages if the project went through a standard consenting process under the RMA; Relevant iwi authorities and treaty settlement entities; and Treaty settlements that relate to the project area. 	Yes/No Yes/No
					ىرى					 c. agree to seek comment from: Ministers listed in s21(6) of the Act d. agree to seek comments from the relevant local authorities: Wellington City Council Greater Wellington Regional Council 	Yes/No Yes/No
Application name Karori Comprehensive Care Retirement Village Applicant Ryman Healthcare This project is one of three villages in the applicant's construction	Construct and operate a retirement village, for: • 128 care beds (including hospital care and specialist dementia care); and • 180 independent apartments. The project includes on-site stormwater infrastructure and	The applicant advises that funds and resources are available to commence construction promptly upon approval of relevant resource consents. Across the applicant's three projects, direct investment (including	Yes	All three of the applicant's projects advise the same number of jobs will be created for each of the developments. During construction, the project will employ 300+ construction staff and use local trades, suppliers, and contractors for a duration of 36-48 months.	The project will provide quality aged- care facilities for residents and is accessible to amenities and services. The project includes works to three heritage buildings listed under HNZPT. We recommend that comments are sought from HNZPT. We also recommend	The applicant suggests that the project could be advanced by up to 18 months by fast tracking. Resource consent applications for the project were lodged with WCC and GWRC in March 2020. The applicant advises that the councils have not yet made their notification decisions.	The project will generate employment and increase housing supply.	We are satisfied that any significant adverse effects have the potential to be avoided, remedied, or mitigated by conditions. We recommend that comments are sought from WCC and GWRC on the status of the respective resource consent applications, and any significant	The applicant has undertaken consultation with the following persons/parties: • Minister of Finance • Wellington Water • WCC (including Mayor and some Councillors) • GWRC • HNZPT • Some neighbouring residents We recommend that information is sought from the applicant regarding details on the	 a. agree to progress the Karori Comprehensive Care Retirement Village project to Stage 2 of the process. The project warrants further analysis because it has potential to achieve the purpose of the Act. b. agree to seek further information from the applicant in relation to: the creation of new local jobs supporting those affected by COVID-19, the projects effects on heritage and cultural wellbeing, details of residents consulted, and feedback received, and copies of land titles. 	Yes/No Yes/No
portfolio that it has applied to have referred under the Act.	the upgrade of three of the Historical Buildings on the site (HNZPT	construction costs) will result in s 9(2), with ongoing spend of up tc s 9(2) p.a. (based on		Once fully operational, the village will employ 150+ staff in full and part time jobs.	that confirmation is requested from the applicant in respect to any potential HNZPT authorities that may be required to	We recommend that comments are sought from WCC and GWRC on whether the project		issues or concerns they are aware of.	residents consulted and any feedback received.	 c. agree to seek comment from: Ministers listed in s21(6) of the Act the Minister for Seniors 	Yes/No

				Assessment against the purpose of the Act							
Project details	Project description and location	Project Funding	Project eligibility criteria met [s18(3)]	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)]	Any other matters [s19(f)]	Recommendation	Decision
	Category 1 Heritage listing). Located at 26 Donald Street and 37 Campbell Street, Karori, Wellington.	current averages) – including wages for staff and sourcing of local supplies for village operations such as food.		The application notes that each village has operating expenses, contributing approximately <u>s</u> 9(2) to the economy per annum The applicant has advised that the project will support local employment.	implement the project. Potential effects on cultural wellbeing is unknown. We recommend that further information is sought from the applicant on potential effects on cultural wellbeing, resulting from the	would be likely to progress faster by using the processes provided by this Act.			082	 d. agree to seek comments from the relevant local authorities Wellington City Council Greater Wellington Regional Council e. agree to seek comments from other persons: Heritage New Zealand Pouhere Taonga 	Yes/No Yes/No
				We recommend that further information is sought from the applicant regarding the number of new local jobs intended to be created, and any information on the economic impacts of COVID- 19 on local whether the local tradespeople, suppliers and contractors intended to be used in the Project.	project.						
Application name Kohimarama Comprehensive Care Retirement Village	Construct and operate a retirement village, for: • 173 care beds (including hospital care	The applicant advises that funds and resources are available to commence construction	Yes	All three of the applicant's projects advise the same number of jobs will be created for each of the developments.	The project will provide quality aged-care facilities for residents and is accessible to amenities and services.	The applicant suggests that the project could be advanced by up to 18 months by fast tracking.	The project will generate employ ment and increase housing supply.	We are satisfied that any significant adverse effects have the potential to be avoided, remedied, or mitigated by	The applicant has undertaken consultation with the following persons/parties: • Auckland Council Healthy Waters • Selwyn College	a. agree to progress the Kohimarama Comprehensive Care Retirement Village Project to Stage 2 of the process. The project warrants further analysis because it has potential to achieve the purpose of the Act.	Yes/No
Applicant Ryman Healthcare Limited This project is one of three villages in the	and specialist dementia care); and • 123 independent apartments The project includes two vehicle crossings, and stream and	promptly upon approval of relevant resource consents. Across the applicant's three projects, direct investment		During construction, the project will employ 300+ construction staff and use local trades, suppliers, an d contractors for a duration of 36-48 months.	Potential effects on cultural wellbeing is unknown. We recommend that further information is sought from the applicant on potential effects on cultural wellbeing,	Resource consent applications for the project were lodged with Auckland Council in February 2020. The applicant advises that Council has not yet made its notification decision.		conditions. We recommend that comments are sought from Auckland Council on the status of the resource consent applications, and	 (adjoining the property to the north-west) Ngati Whatua Orakei Trust Board We recommend that further information is sought from the applicant on feedback from the consultation already undertaken. 	 b. agree to seek further information from the applicant in relation to: the creation of new local jobs supporting those affected by COVID-19, the project's effects on cultural wellbeing, feedback from consultation already undertaken, and copies of land titles. 	Yes/No
applicant's construction portfolio that it has applied to have referred under the Act Each of the	groundwater diversion. Located at 223 Kohimarama Road and 7 John Rymer Place,	(including construction costs) will result in <u>s</u> 9(2), with ongoing spend of up to <u>s</u> 9(2) p.a. (based on current		Once fully operational, the village will employ 150+ staff in full and part time jobs. The application notes	resulting from the project.	We recommend that comments are sought from Auckland Council on the timeframes for progressing the		any significant issues or concerns they are aware of.		 c. agree to seek comment from: Ministers listed in s21(6) of the Act the Minister for Seniors d. agree to seek comments from the relevant local authorities: Auckland Council 	Yes/No Yes/No

					Assessment	t against the purpose	of the Act		
Project details	Project description and location	Project Funding	Project eligibility criteria met [s18(3)]	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)]	Any other matters [s19(f)]
currently at the resource consenting stage with the respective councils. The projects are not dependent on each other.	Ngati Whatua o Orakei Maori Trust Board own the land. The applica nt holds a 150- year lease over the site.	including wages for staff and sourcing of local supplies for village operations such as food.		has operating expenses, contributi ng approximately s 9(2) to the economy per annum. The applicant has advised that the project will support local employment. We recommend that further information is sought from the applicant regarding the number of new local jobs intended to be created, and any information on the economic impacts of COVID- 19 on local whether the local tradespeople, suppliers and contractors intended to be used in the project.		existing RMA consent process.			
Application name Park Terrace Comprehensive Care Retirement Village	Construct and operate a retirement village for: • 124 care beds (including hospital care and specialist	The applicant advises that funds and resources are available to commence construction promptly upon	Yes	All three of the applicant's projects advise the same number of jobs will be created for each of the developments.	The project will provide quality aged- care facilities for residents and is accessible to amenities and services.	The applicant suggests that the project could be advanced by up to 18 months by fast tracking. Resource consent	The project will generate employment and increase housing supply.	We are satisfied that any significant adverse effects have the potential to be avoided, remedied, or mitigated by conditions.	The applicant has undertaken consultation with the following persons/parties: • Labour Central City MP, Duncan Webb • CCC • ECan
Applicant Ryman Healthcare Limited This project is one of three villages in the applicant's construction portfolio that it has applied to have referred under the Act Each of the projects are currently at the	dementia care) • 165 independent apartments Located at 100- 104 Park Terrace & 20 Dorset Street, and at 78 Park Terrace, Christchurch The project includes restoration of the Category 1 Heritage listed Bishop's Chapel located on 'Bishopspark Site'	approval of relevant resource consents. Across the applicant's three projects, direct investment (including construction costs) will result in s 9(2), with ongoing spend of up tc s 9(2) p.a. (based on current averages) – including wages for staff and sourcing of local		During construction, the project will employ 300+ construction staff and use local trades, suppliers, and contractors for a duration of 36-48 months. Once fully operational, the village will employ 150+ staff in full and part time jobs. The application notes that each village has operating expenses, contributing	The project includes heritage preservation of a Category 1 building. We recommend that comments are sought from HNZPT. Potential effects on cultural wellbeing is unknown. We recommend that further information is sought from the applicant on potential effects on cultural wellbeing, resulting from the project.	applications for the project were lodged with CCC and ECan in March 2020. The applicant advises that the councils have not yet made their notification decisions. We recommend that comments are sought from CCC and ECan on whether the project would be likely to progress faster by using the processes provided by this Act.		We recommend that comments are sought from CCC and ECan on the status of the respective resource consent applications, and any significant issues or concerns they are aware of.	 HNZPT Some surrounding neighbours We recommend that information is sought from the applicant regarding residents consulted with and feedback received.

y other matters [s19(f)]	Recommendation	Decision
, , , , , , , , , , , , , , , ,	 e. agree to seek comments from other persons: Ngati Whatua Orakei Trust 	Yes/No
oplicant has taken consultation te following ns/parties: our Central City Duncan Webb	a. agree to progress the Park Terrace Comprehensive Care Retirement Village Project to Stage 2 of the process. The project warrants further analysis because it has potential to achieve the purpose of the Act.	Yes/No
an ZPT ne surrounding hbours commend that ation is sought ne applicant ling residents lted with and ack received.	 b. agree to seek further information from the applicant in relation to: proposed housing numbers and typology, the creation of new local jobs supporting those affected by COVID-19, the project's effects on cultural wellbeing, and details of the residents consulted with and feedback received. 	Yes/No
	 agree to seek comment from: Ministers listed in s21(6) of the Act the Minister for Seniors 	Yes/No
	 agree to seek comments from the relevant local authorities: 	Yes/No

			Assessment against the purpose of the Act								
Project details	Project description and location	Project Funding	Project eligibility criteria met [s18(3)]	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)]	Any other matters [s19(f)]	Recommendation	Decision
resource consenting stage with the respective councils. The projects are not dependent on each other.	(100-104 Park Terrace)	supplies for village operations such as food.		approximately s 9(2) to the economy per annum The applicant has advised that the project will support local employment. We recommend that further information is sought from the applicant regarding the number of new local jobs intended to be created, and any information on the economic impacts of COVID- 19 on local whether the local tradespeople, suppliers and contractors intended to be used in the project.						 Christchurch City Council Environment Canterbury e. agree to seek comments from other persons: Heritage New Zealand Pouhere Taonga 	Yes/No
							Sig	gned: Hon Da Ministe	vid Parker r for the Environment	t Date	

Released under the provision of 2002 Released under the provision Act 1982 the official Information Act 1982

s 9(2)(g)(i)