

FTC #24: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 29 October 2020

Application 2020-25 – Winery, restaurant, education and event complex, Queenstown

Date Submitted:	29 October 2020	Tracking #: 2020-B-07243
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. Letter 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 Author	Rebecca Perrett		
Responsible Manager	Sara Clarke	s9(2)(a)	✓
Director	Liz Moncrieff	s9(2)(a)	

FTC #24: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decision to 29 October 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 Otago Viticulture and Oenology (Trading as Brennan Wines).
2. We have undertaken an initial (Stage 1) analysis of this application and recommend you progress this application to the next stage.
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 (this is not in the Coastal Marine Area).
4. This application has the potential to achieve the purpose of the Act. To confirm the public benefit of the project and that it will progress faster under the Act we recommend further information on the number of jobs created and confirmation of finance for the project be obtained.
5. Table B indicates how applications we have received for referred projects under the Act are advancing through 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

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

Signatures


Sara Clarke
Manager
Fast Track Consenting

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)]			
Application name Winery, restaurant, education and events complex Applicant Otago Viticulture and Oenology (Trading as Brennan Wines) Project location 110 Gibbston Back Road, Gibbston, Otago.	Construction and operation of a winery complex that provides onsite wine making including bottling and storage, restaurant and cellar door, training, and event facilities. Proposed as a single stage the development includes: • earthworks • construction of a three-storey building • carparking areas • landscaping. Consent is required for land use under the Queenstown-Lakes Proposed District Plan and discharge permit under the Regional Plan. It is recommended that further information is sought from the applicant on any relevant provisions under the Queenstown-Lakes Operative District Plan.	The applicant has not provided any information on funding of the project, noting only that once resource consent is obtained the funding would be finalised.	Yes. We recommend that you request information to satisfy s18(2) and s19 the purpose of the Act regarding: • Full time equivalent jobs created during construction to demonstrate urgent employment benefits • Evidence on the project's investment certainty and construction readiness, including funding.	The project has the potential to create short term economic benefit, employing a range of construction workers, from project managers, architects to electricians, builders and landscape gardeners. The scale of which will be confirmed with the applicant. The project has the potential to create long-term jobs with approximately 19 - 31 full time equivalent jobs (depending on seasonal demand) and part time seasonal workers to run the cellar door, restaurant, events and education.	The project provides training and a range of employment opportunities. The application has not considered the effects of the project from a cultural perspective. If the project progresses to stage 2, it is recommended that further information is sought from the applicant on the projects effect on cultural wellbeing.	The applicant advised that the project is likely to progress faster through the fast-track consent process due to potential delays with Council processing and the potential for notification. Given the timeframes proposed in the application for project works to begin, being the last quarter in 2021, there is the potential that using the processes under this Act would not deliver the project any faster than the standard RMA processes. It is recommended that Queenstown-Lakes District Council (QLDC) and Otago Regional Council (ORC) be invited to comment on the appropriateness of this project progressing using the fast-track consenting process.	The project will generate employment. It is however unclear, from the information provided in the application, the likely number of new jobs created, and whether the project and its benefits will be fast tracked. As noted under s18(3) analysis, if the project progresses to stage 2, it is recommended that further information is requested from the applicant.	The applicant does not anticipate any adverse environmental effects that cannot be adequately managed. It is considered unlikely that the proposed development in an established vineyard in an area zoned for viticulture has the potential for significant adverse effects on the natural environment. In regard to the built environment, the building has been designed to comply with the rolling height standards (as illustrated on the Architectural plans), and landscaping is incorporated into the design. The use of the site for events, however, has the potential for environmental effects on character and amenity. The expert consenting panel would be required to assess these effects and consider whether mitigation is sufficient if the application progresses.	The applicant has identified three adjoining neighbours as being potentially adversely affected by the project and included in the application written approvals from two parties. If the project is referred to an expert consenting panel, comments are required to be sought from owners and occupiers of adjacent land (Schedule 6, Clause 17(6)(g)).	a. agree to progress the Winery, restaurant, education and event complex 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(b) in relation to te ao Māori cultural effects, full time equivalent jobs, investment certainty and funding, any provisions of the Operative District Plan, and feedback on engagement with Queenstown-Lakes District Council. c. agree to seek comment from • Ministers listed in s21(6) of the Act d. agree to seek comments from the relevant local authorities • Otago Regional Council • Queenstown-Lakes District Council	Yes/No Yes/No Yes/No Yes/No

Signed:

Hon David Parker
Minister for the Environment

Date

Released under the provision of
the Official Information Act 1982

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