

2020-B-07242

Sandy Graham  
Chief Executive Officer  
Dunedin City Council  
s 9(2)(a)

Dear Sandy

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – New Dunedin Hospital  
Whakatuputupu – Comments sought**

In the week commencing 16 November 2020, the Minister for the Environment (the Minister) received an application from the Ministry of Health and the Minister of Health to refer the above project (the Project) to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below and a copy of the application is attached.

**New Dunedin Hospital – Whakatuputupu**

The Project is to construct the New Dunedin Hospital – Whakatuputupu in Dunedin City, and will consist of:

- an inpatient building up to 58 metres in height with a floor area of approximately 72,500m<sup>2</sup> and helipad providing acute specialist services, emergency intervention, diagnostic services, acute and elective surgery, medical and surgical inpatient care, paediatric and maternal inpatient care, and related clinical and non-clinical support services and helipad (Cadbury Block)
- an outpatient building up to 26 metres in height with a floor area of approximately 12,970m<sup>2</sup> comprising consultation and treatment spaces, day surgery facilities, and procedure and diagnostic services (Wilsons Block)
- a single level air-bridge and one three-level air-bridge over St Andrew Street connecting the inpatient and outpatient buildings
- a single level air-bridge over Castle Street connecting the ancillary building to the inpatient building
- access, car parking facilities and other associated infrastructure
- a notice of requirement for a designation for the purpose of New Dunedin Hospital Ancillary Services Building (Bow Lane Block).

The Project works will include:

- earthworks including removal of existing building slabs and services, contamination remediation, bulk earthworks for new development
- earthworks for services installation including disturbing contaminated soil
- building piling
- retaining walls
- on-site stormwater treatment and rain gardens.

The notice of requirement of designation will include all land proposed to form part of the New Dunedin Hospital Ancillary Services Building.

The application scope includes land use consents from Dunedin City Council and Otago Regional Council and water and discharge permits from Otago Regional Council for the Project.

Under delegated authority from the Minister, I invite you to provide written comments on the proposed project pursuant to section 21(2) of the FTCA (a template is attached for this purpose). Comment is sought on the specific matters outlined in the table below and any further information you consider relevant to the Minister's decision on whether to refer the Project to an expert consenting panel. If it is more efficient to discuss this application, please contact me or my team at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz) and we will make ourselves available for a discussion with you.

Specific questions on the application
<ol style="list-style-type: none"><li>1. Are there any reasons that you consider it more appropriate for the Project, or part of the Project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes and notice of requirement of designation processes rather than the processes in the FTCA?</li><li>2. In particular, are there any reasons that you consider it more appropriate for the part of the Project involving the notice of requirement of designation on industrial zoned land to proceed through existing Resource Management Act 1991 (RMA) notice of requirement of designation processes rather than the processes in the FTCA?</li><li>3. What reports and assessments would normally be required by the Council to support the resource consent applications for the Project and the notice of requirement for the designation.</li><li>4. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?</li></ol>



If the Minister decides to refer the Project to a panel, you will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications and the notice of requirement for the Project. The applicant will provide a detailed assessment of environmental effects at this next stage and you will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days so that the Minister can take your comments into consideration when deciding on the application.

Yours sincerely



Sara Clarke  
**Manager, Fast-Track Consenting Team**

Enclosures:

- A. Application to refer the New Dunedin Hospital – Whakatuputupu project to an expert consenting panel including supporting information
- B. Response template for written comments
- cc: Dr Anna Johnson, City Development Manager, Dunedin City Council, s 9(2)(a)

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