



03 MAR 2021

2020-B-07585

Lauren Semple
Partner
Greenwood Roche
Email: s 9(2)(a)

Dear Lauren Semple

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– New Dunedin Hospital - Whakatuputupu**

Thank you for Minister of Health and Ministry of Health's application under section 20 of COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking that New Hospital – Whakatuputupu (the Project) be referred to an expert consenting panel (panel) for consideration under the FTCA.

The project is to construct and operate the New Dunedin Hospital - Whakatuputupu, including inpatient and outpatient buildings (Cadbury and Wilsons Blocks), a helipad, vehicle access, car parking, air bridges (over St Andrew Street and Castle Street), site preparation works including earthworks on potentially contaminated soils, building piling, retaining walls, construction dewatering, stormwater treatment, rain gardens and associated water takes and discharges and notice of requirement for a designation for the purpose of New Dunedin Hospital Ancillary Services Building (Bow lane Block).

The Project site in central Dunedin is over parts of three city blocks at 280 and 336 Cumberland Street (Cadbury Block), 360 and 398 Cumberland Street and 168 Castle Street (Wilsons Block), 69 and 81 Castle Street and 31 Anzac Avenue (Bow Lane Block) and Road reserves (State Highway 1, St Andrew Street, Castle Street).

The purpose of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer a project to a panel for consideration under the FTCA, if the project meets the referral criteria in section 18 of the FTCA which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider the project will help to achieve the FTCA's purpose as it has the potential to:

1. have positive effects on the social and cultural well-being of current and future generations (section 19(b))
2. provide infrastructure to improve economic, employment and environmental outcomes, including the health and well-being of people and communities in the Otago-Southland region (section 19(d)(iv))
3. generate employment for up to 827 FTE construction and design jobs, indirect jobs and associated housing demand for new workers in the Otago and Southland region (section 19(d)(i))
4. provide short-term and longer-term economic benefits for people and industries affected by COVID-19 including the construction workforce and those living and working in the region (section 19(a))
5. progress faster by using the processes provided by the FTCA than would otherwise be the case (section 19(c)).

Any potential adverse effects arising from the application and mitigation measures can be considered and determined by a panel having regard to Part 2 of the Resource Management Act and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application for the New Dunedin Hospital - Whakatuputupu project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6:

1. an integrated transport assessment, including modelling and analysis addressing effects and mitigation measures within the Project site and adjoining road network, over all phases of the Project, including construction and operation.
2. urban design, landscape, and shading assessment(s), including analysis addressing effects and mitigation measures within the Project site, the public/private interfaces and pedestrian areas (streetscapes and public reserves).
3. a construction noise assessment, including analysis addressing effects and mitigation measures.
4. a flood hazard assessment including modelling and analysis of the effects and mitigation of floodwater within the project site and displaced because of the Project, with particular consideration on how:
 - a. the climate change scenario used for modelling aligns with the Ministry for the Environment's 'Coastal Hazards and Climate Change Guidance', December 2017, ME 1341
 - b. the hospital would operate during flood events or flooding of the surrounding streets.

I consider that this information will inform a panel's assessment of the application's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups the panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any consent application for the New Dunedin Hospital - Whakatuputupu lodged with the EPA from the following additional persons or groups:

1. Aukaha Limited
2. Waka Kotahi New Zealand Transport Agency

This will allow those parties the opportunity to have input into the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from either inviting other parties to comment on any application lodged with the EPA under this FTCA.

I will progress an Order in Council through Executive Council for the project. Once this Order is made you are able to lodge your application with the EPA for a consent decision by a panel. Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the *New Zealand Gazette*.

The FTCA requires that:

1. I provide a copy of this decision to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. my decision, the reasons for my decision and the Section 17 report will be published on the Ministry for the Environment's website under section 25(3) of the FTCA.

Please contact officials at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Ministers of/for:

Infrastructure; Māori Crown Relations - Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; and Climate Change

Otago Regional Council

Dunedin City Council

Waka Kotahi New Zealand Transport Agency

Te Rūnanga o Ngāi Tahu (TRoNT)

Te Rūnanga o Ōtākou

Kati Huirapa ki Puketeraki

Aukaha Limited

Environmental Protection Authority

The Panel Convener