

**In Confidence**

**Office of the Minister for the Environment**

**Chair, Cabinet**

**COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 8) 2021**

**Proposal**

1. This paper seeks authorisation for submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 8) 2021 (the Amendment Order).
2. The Amendment Order amends the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 to include two projects referred to an expert consenting panel (a panel):
  - 2.1 Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project (Schedule 22)
  - 2.2 Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project (Schedule 23).

**Executive Summary**

3. The COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) is one of the Government's actions to support New Zealand's economic recovery from COVID-19. The FTCA enables any person to apply to me, in my role as the Minister for the Environment, to fast-track certain approvals required under the Resource Management Act 1991 (RMA) for their project. Projects that I accept are referred to a panel by an amendment to the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (Order in Council), subject to Cabinet's agreement. This allows an applicant to lodge applications for resource consents and/or notices of requirement for a designation with the Environmental Protection Authority (EPA) for consideration by a panel.
4. I received applications two fast-track projects from:
  - 4.1 Newmarket Holdings Development Limited Partnership
  - 4.2 Urban Resort Limited/Icon Co Pty (NZ) Limited
5. I am satisfied as to the projects' eligibility for referral and have considered whether they help achieve the purpose of the FTCA. I have also considered the reports prepared under section 17 of the FTCA and I have sought and considered written comments from relevant Ministers, and Auckland Council for both projects, from the Tūpuna Maunga o Tāmaki Makaurau Authority (Maunga Authority) for the George Street Mixed Use Development project and from Auckland Transport for the Ōmāhu Residential Development project. I have also requested and considered further information from the applicants.

6. I have accepted Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project for referral as it has the potential to:
  - 6.1 have positive effects on social wellbeing by providing additional housing and a range of additional employment opportunities in the Auckland region
  - 6.2 generate employment by providing up to 250 direct full-time equivalent (FTE) jobs per annum during a four-year planning and construction period and up to 135 direct FTE permanent jobs once the supermarket, retail and commercial tenancies are operational
  - 6.3 increase housing supply by up to 324 residential units
  - 6.4 have positive effects on the local economy from an estimated 1,000 new residents.
7. I have accepted Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project for referral as it has the potential to:
  - 7.1 have positive effects on social wellbeing by providing additional housing in an area that has been rapidly growing and has projected medium term housing capacity shortfall, and by providing a range of employment opportunities including jobs targeted to at risk groups and the long-term unemployed
  - 7.2 generate employment by providing up to 200 direct and 200 indirect FTE jobs per annum over the three years of the project
  - 7.3 increase housing supply via the construction of approximately 205 new residential units.
8. I consider that both projects will help to achieve the purpose of the FTCA, and any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate adverse effects, can be considered and determined by a panel subject to Part 2 of the RMA and the purpose of the FTCA.
9. Both projects will be able to progress faster using the processes provided by the FTCA than if consents were sought through standard RMA processes, provided that the applicants lodge their applications for resource consent with the EPA in a timely manner following referral.
10. I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables Newmarket Holdings Development Limited Partnership and Urban Resort Limited/Icon Co Pty (NZ) Limited to apply via the EPA to a panel for the relevant approvals needed under the RMA for the projects, in accordance with the process in the FTCA.

## **Background**

11. The FTCA is one of the Government's actions to support New Zealand's economic recovery from COVID-19, by promoting employment and supporting on-going investment. The FTCA enables any person to apply to the Minister for the Environment to access the fast-track process for their project. If the Minister accepts an application, it is referred by Order in Council allowing an applicant to lodge a resource consent application or notice of requirement for a designation with the EPA for consideration by a panel.
12. As of 3 August 2021, 59 applications have been received for projects to be considered for referral to a panel through an Order in Council, of which:
  - 12.1 19 applications are being processed and are awaiting a referral decision

- 12.2 six projects have been approved for referral and are awaiting Orders in Council. This includes the George Street Mixed Use Development and Ōmāhu Residential Development projects that are the subject of this cabinet paper. Drury Central and Paerata Stations, Rangitane Maritime Development, Otawere Water Storage Reservoir and Scott Road Development are the subject of subsequent cabinet papers
- 12.3 20 projects have been referred and Orders in Council gazetted, and one of these has been granted RMA approvals by a panel. A list of the referred projects is in Appendix one
- 12.4 10 referral applications have been declined for a range of reasons including not meeting the purpose of the FTCA and it would be more appropriate for them to go through the standard consenting process under the RMA
- 12.5 4 referral applications have been withdrawn by the applicants.
13. An update on the projects that are listed under the FTCA is in Appendix two.

**Project for referral: Newmarket Holdings Development Limited Partnership's, George Street Mixed Use Development Pproject**

14. Newmarket Holdings Development Limited Partnership has applied to use the fast-track consenting process for the George Street Mixed Use Development project. This project is to construct a 65 metre (maximum height) mixed use development comprising four buildings set around a publicly accessible plaza, use land for approximately 324 residential units, a supermarket, retail commercial tenancy space, a publicly accessible plaza and pedestrian access through the site, car parking and associated subdivision.
15. The project is located at 33-37 George Street, 13-15 Morgan Street and 10 Clayton Street, Newmarket, Auckland.
16. The project requires land use consents, water and discharge permits and subdivision consents under the Auckland Unitary Plan (AUP) and may require a consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).
17. Private Plan Change 44 (PPC44) to the AUP, which proposes to rezone the site to enable maximum development up to 65 metres and provide for mixed use development, has been notified by Auckland Council with 56 submissions received. Under both standard RMA processes and the FTCA, resource consent applications for the project can be considered prior to the conclusion of PPC44 as it is not prohibited by the current AUP provisions.
18. To better understand the environmental effects, job creation potential, and investment certainty of this project, I sought further information from the applicant and the relevant local authority under section 22 of the FTCA.
19. I also sought written comments on this application from relevant Ministers, Auckland Council, and the Maunga Authority in accordance with section 21 of the FTCA.

*Comments received*

s 9(2)(f)(ii), s 9(2)(g)(i)

25. Auckland Council considered that the project could go through the FTCA process provided specific care is taken with considering effects. It raised concerns regarding the following: effects associated with building height, bulk and location, character and potential for visual dominance, landscape and visual effects in relation to views from, and to, proximate maunga, the Auckland Domain Volcano, and the Auckland Museum, Newmarket metropolitan centre, visual prominence of Pukekawa/Auckland Domain buildings, historic heritage places and inconsistency with the AUP.
26. The Maunga Authority opposed the building height due to adverse impacts on Tūpuna Maunga and the Waitematā Harbour and considered the project contrary to the principles of the Treaty of Waitangi. The Maunga Authority noted that the maunga are among the most significant spiritual, cultural, historical, archaeological and geological landscapes in the Auckland region, are sacred to mana whenua, and are part of the volcanic field of Ngā Tapuwae ō Mataaho nominated for World Heritage Status.

#### *Decision*

27. In making my decision I considered the application and further information received; comments received from relevant Ministers, Auckland Council, Auckland Transport and the Maunga Authority; and the eligibility criteria in section 18 of the FTCA<sup>1</sup>. I also considered the report prepared under section 17 of the FTCA.
28. I had regard to the potential for significant effects raised by Auckland Council and the Maunga Authority, opportunities for participation of submitters to PPC44 of the AUP, and the Maunga Authority's view that the project is contrary to the principles of the Treaty of Waitangi. I considered that by directing the panel to invite comment from the Maunga Authority, submitters to PPC44 to the AUP and Watercare Services Limited, by requiring additional information to be submitted with the application, and by the required submission of Cultural Impact

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<sup>1</sup> In accordance with section 24 of the FTCA - Decision to accept application for referral.

Assessments from relevant iwi authorities, these issues could be appropriately considered by a panel as part of their assessment.

29. I have decided to accept Newmarket Holdings Development Limited Partnership's application for referral of the George Street Mixed Use Development project to a panel. I consider the project meets the eligibility criteria in section 18 of the FTCA and achieves the purpose of the FTCA by:
- 29.1 having positive effects on social wellbeing by providing additional housing and a range of additional employment opportunities in the Auckland region
  - 29.2 generating employment by providing up to 250 direct FTE jobs per annum during a four-year planning and construction period and up to 135 direct FTE permanent jobs once the supermarket, retail and commercial tenancies are operational
  - 29.3 increasing housing supply by up to 324 residential units
  - 29.4 having positive effects on the local economy from an estimated 1000 new residents
  - 29.5 being likely to progress faster than would otherwise be the case under the standard processes of the RMA, provided that the applicant lodges their applications for resource consents with the EPA in a timely manner following project referral.
30. s 9(2)(f)(ii), s 9(2)(g)(i), I decided to direct a panel to invite the Ngāti Koheriki Claims Committee to comment on a consent application and provide them with a copy of the referral decision.
31. To address site-specific matters raised by s 9(2)(f)(ii), s 9(2)(g)(i) Auckland Council, I have decided to direct the applicant to provide the following information with their applications for resource consents submitted to a panel<sup>2</sup>: an urban design assessment, a shadowing analysis and an assessment of effects on the Newmarket Business Metropolitan Centre. The full details of this information are in Appendix three.
32. I decided not to direct the applicant to provide some information sought s 9(2)(f)(ii), s 9(2)(g)(i) Auckland Council and the Maunga Authority in relation to the potential landscape and cultural effects of the project on Tūpuna Maunga and historic heritage effects on the Auckland War Memorial Museum/Tāmaki Paenga Hira. As part of a consent application lodged under the FTCA, the applicant is required to submit an assessment of environmental effects which includes addressing relevant cultural effects and any physical effect of the project on the locality<sup>3</sup>. I do not consider it necessary to direct the applicant to provide any additional information on these issues as I am advised that the project does not trigger consent requirements under the AUP's Volcanic Viewshaft and Height Sensitive Overlay, or the Auckland War Memorial Museum Viewshaft Overlay.
33. The FTCA requires that a panel invite comments from the relevant local authorities, relevant iwi authorities and Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land, and specific non-governmental organisations and other groups listed in the FTCA<sup>4</sup>. In addition to these requirements and to address site specific matters raised, I have decided to direct a panel to seek comment on any consent application before it from Ngāti

<sup>2</sup> Section 24(2)(d) of the FTCA.

<sup>3</sup> Clause 10 (1) (a) and Clause 11 of Schedule 6, FTCA.

<sup>4</sup> Clause 17(6) of Schedule 6, FTCA.

Koheriki Claims Committee, Watercare and 56 submitters to PPC44 of the AUP as listed in Appendix three.


34. I consider that any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate adverse effects, can be considered and determined by a panel subject to Part 2 of the RMA and the purpose of the FTCA. I consider that the requirements for additional material noted in paragraph 31 that must be submitted to a panel will assist with this.
35. I consider there are no reasons to decide under section 24(2) of the FTCA to:
  - 35.1 limit the scope of the project by referring it only in part
  - 35.2 refer the project in stages
  - 35.3 place any restrictions on the project
  - 35.4 impose specific timeframes for panel consideration.

**Project for referral: Urban Resort Limited/Icon Co Pty (NZ) Limited's, Ōmāhu Residential Development project**

36. Urban Resort Limited/Icon Co Pty (NZ) Limited has applied to use the fast-track consenting process for the Ōmāhu Residential Development project. This project is to construct a mixed-use development including approximately 205 residential units, commercial buildings, development of open space and associated infrastructure for the subdivision and development of the project, including roading and three waters services.
37. The project is located at 224 Great South Road, Remuera, Auckland.
38. The project requires land use consents, water and discharge permits and subdivision consents under the Auckland Unitary Plan (AUP) and may require a consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).
39. To better understand the environmental effects, job creation potential and investment certainty of this project, I sought further information from the applicant and the relevant local authority under section 22 of the FTCA.
40. I also sought written comments on this application from relevant Ministers, Auckland Council, and Auckland Transport in accordance with section 21 of the FTCA.

*Comments received*

s 9(2)(f)(ii), s 9(2)(g)(i)





46. Auckland Council noted that while they initially considered that the application should be publicly notified, following discussion with the applicant they are now of the view that the project can proceed through the fast-track process. The council noted that some council divisions and agencies, including Parks and Watercare, raised significant concerns which could be addressed by information from the applicant, appropriate engagement with council agencies, and appropriate consent conditions.
47. Auckland Transport neither supported nor opposed project referral. It requested that the applicant is required to provide an Integrated Transport Assessment with their resource consent applications as this is necessary to determine the transport-related effects of the project.

#### *Decision*

48. In making my decision I considered the application and further information received; comments received from relevant Ministers, Auckland Council, Auckland Transport; and the eligibility criteria in section 18 of the FTCA<sup>5</sup>. I also considered the report prepared under section 17 of the FTCA, that indicated that in addition to the seven iwi authorities, three Treaty settlements, and six Treaty settlement entities relevant to the project area, one further entity (Ngāti Koheriki Claims Committee) may also have an interest in the project.
49. I have decided to accept Urban Resort Limited/Icon Co Pty (NZ) Limited's application for referral of the Ōmāhu Residential Development project to a panel. I consider the project meets the eligibility criteria in section 18 of the FTCA and achieves the purpose of the FTCA by:
- 49.1 having positive effects on social wellbeing by providing additional housing in an area that has been rapidly growing and has projected housing capacity shortfall in the medium term, and by providing a range of additional employment opportunities including jobs targeted to at-risk groups and the long-term unemployed
  - 49.2 generating employment by providing up to 200 direct and 200 indirect FTE jobs per year across the three years of the project
  - 49.3 increasing housing supply via the construction of approximately 205 residential units

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<sup>5</sup> In accordance with section 24, Decision to accept application for referral, of the FTCA.

49.4 being likely to progress faster than would otherwise be the case under the standard processes of the RMA, provided that the applicant lodges their applications for resource consents with the EPA in a timely manner following project referral.

50. To address site-specific matters raised by s 9(2)(f)(ii), s 9(2)(g)(i) Auckland Council, and Auckland Transport, I have decided to direct the applicant to provide the following information with their applications for resource consents submitted to a panel<sup>6</sup>: an integrated transport assessment, a heritage assessment which confirms the age of the two wooden bungalows on site, scheme plans showing assets to be vested in council, assessments for land stability, acoustics, infrastructure, flooding contaminants and an assessment against the AUP. The full details of this information are in Appendix four.
51. The FTCA requires that a panel invite comments from the relevant local authorities, relevant iwi authorities and Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land, and specific non-governmental organisations and other groups listed in the FTCA<sup>7</sup>. In addition to these requirements and to address site specific matters raised, I have decided to direct a panel to seek comment on any consent application before it from Auckland Transport and Watercare (as they are council-controlled organisations separate from Auckland Council) and Ngāti Koheriki Claims Committee, in Appendix four.
52. I consider that any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate adverse effects, can be considered and determined by a panel subject to Part 2 of the RMA and the purpose of the FTCA. I consider that the requirements for additional material noted in paragraph 31 that must be submitted to a panel will assist with this.
53. I consider there are no reasons to decide under section 24(2) of the FTCA to:
- 53.1 limit the scope of the project by referring it only in part
  - 53.2 refer the project in stages
  - 53.3 place any restrictions on the project
  - 53.4 impose specific timeframes for panel consideration.

#### **Timing and 28-day rule**

54. Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel<sup>8</sup>. Therefore, the Amendment Order will come into force the day after publication in the New Zealand Gazette. This will enable applications for resource consents and notices of requirement for a designation to be lodged with the EPA, for consideration by a panel, the day after the Amendment Order is gazetted, for:
- 54.1 Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project
  - 54.2 Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project.

<sup>6</sup> Section 24(2)(d) of the FTCA.

<sup>7</sup> Clause 17(6) of Schedule 6, FTCA.

<sup>8</sup> ENV-20-MIN-0033 and CAB-20-MIN-0353 refer.



## **Compliance**

55. The Amendment Order complies with:

55.1 the principles of the Treaty of Waitangi

55.2 the rights and freedoms contained in the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993

55.3 the principles and guidelines set out in the Privacy Act 1993

55.4 relevant international standards and obligations

55.5 the Legislation Guidelines (2018 edition), which are maintained by the Legislation Design and Advisory Committee.

## **Regulations Review Committee**

56. I do not consider that there are grounds for the Regulations Review Committee to draw this Order in Council to the attention of the House of Representatives under Standing Order 319.

## **Certification by Parliamentary Counsel Office**

57. The Amendment Order has been certified by the Parliamentary Counsel Office as being in order for submission.

## **Impact Analysis**

### *Regulatory Impact Assessment*

58. The Regulatory Impact Assessment (RIA) requirements for this proposal have been waived. Cabinet has agreed that an RIA is not required for Orders in Council relating to projects to be referred to a panel<sup>9</sup>.

### *Climate Implications of Policy Assessment*

59. The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements<sup>10</sup> do not apply to these projects.

## **Publicity**

60. The Amendment Order will be available on the New Zealand Legislation website following its notification in the New Zealand Gazette.

61. As required under section 25 of the FTCA, my decision to refer the projects to a panel for consideration, the reasons for these decisions, and the reports obtained under section 17 will be made available to the public on the Ministry for the Environment's website.

## **Proactive Release**

62. I intend to proactively release this paper on the Ministry for the Environment's website subject to redaction as appropriate under the Official Information Act 1982.

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<sup>9</sup> ENV-20-MIN-0033 and CAB-20-MIN-0353 refer.

<sup>10</sup> CO (20) 3 refers

## Consultation

63. I have considered the matters raised by the relevant Ministers, local authorities, the Maunga Authority and Auckland Transport and am satisfied that the projects meet the purpose of the FTCA. Any specific issues raised can be addressed by the panels in their substantive decision-making role.
64. I sought comment on this paper from the Ministry of Housing and Urban Development, Ministry for Culture and Heritage, Te Puni Kōkiri, Ministry of Education, Department of Corrections, Land Information New Zealand, Treasury, Ministry of Transport, Ministry of Business, Innovation and Employment, Ministry for Primary Industries, Department of Prime Minister and Cabinet, Ministry of Health, Ministry of Defence, Department of Internal Affairs, Department of Conservation and The Office for Māori Crown Relations - Te Arawhiti.

## Recommendations

I recommend that Cabinet:

1. **note** that I have decided under section 24 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) to accept the applications for referral of the following projects to a panel:
  - 1.1 Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project
  - 1.2 Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project
2. **note** that Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project meets the eligibility criteria in section 18 of the FTCA and is considered to help achieve the purpose of the FTCA by:
  - 2.1 having positive effects on social wellbeing by providing additional housing and a range of employment opportunities in the Auckland region
  - 2.2 generating employment by providing up to 250 direct FTE jobs during a four-year planning and construction period and up to 135 direct FTE permanent jobs once the supermarket, retail and commercial tenancies are operational
  - 2.3 increasing housing supply by enabling the development of approximately 324 residential units
  - 2.4 having a positive effect on the local economy from an estimated 1000 new residents
3. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 8) (the Amendment Order) 2021 directs Newmarket Holdings Development Limited Partnership to provide to a panel: plans and details, and urban design assessment, a wind tunnel assessment, a shadowing analysis, an integrated transport assessment, a stormwater management plan and information assessing the effects of the project on the role of the Newmarket, Business – Metropolitan Centre as detailed in Appendix three
4. **note** that the Amendment Order directs an expert consenting panel appointed to consider Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project to seek comments from Ngāti Koheriki Claims Committee, Watercare and 56 submitters to Private Plan Change 44 of the Auckland Unitary Plan as listed in Appendix three

5. **note** that Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project meets the eligibility criteria in section 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and is considered to help achieve the purpose of the FTCA by:
- 5.1 having positive effects on social wellbeing by providing additional housing in an area that has been rapidly growing and has project housing capacity shortfall in the medium term, and by providing a range of employment opportunities including jobs targeted to at-risk groups and the long-term unemployed
  - 5.2 generating employment by providing up to 200 direct and 200 indirect FTE jobs per year across the three years of the project
  - 5.3 increasing housing supply via the construction of approximately 205 residential units
6. **note** that the Amendment Order directs Urban Resort Limited/Icon Co Pty (NZ) Limited to provide to an expert consenting panel: an integrated transport assessment, a heritage assessment which confirms the age of the two wooden bungalows on site, scheme plans showing assets to be vested in council, assessments for stability, acoustics, infrastructure, flooding, contamination, and assessment against the Auckland Unitary Plan as detailed in Appendix four
7. **note** that the Amendment Order directs an expert consenting panel appointed to consider Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project to seek comments from Ngāti Koheriki Claims Committee, Watercare and Auckland Transport as listed in Appendix four
8. **authorise** submission of the Amendment Order to the Executive Council
9. **note** that on 27 July 2020, Cabinet agreed to waive the 28-day rule so that Orders in Council made under the FTCA can come into force as soon as they are notified in the New Zealand Gazette [CAB-20-MIN-0353 refers]
10. **note** that Amendment Order will come into force the day after publication in the New Zealand Gazette.

Authorised for lodgement

Hon David Parker  
**Minister for the Environment**

**Appendix one – Referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020**

Referred projects granted RMA approvals by a panel (as at 3 August 2021)		
Project	Location	Applicant
Kohimarama Comprehensive Care Retirement Village	Kohimarama, Auckland	Ryman Healthcare Limited
Referred projects with Orders in Council gazetted (as at 3 August 2021)		
Clutha Upper Waitaki Lines Project - Works and Workers' Village	Clutha Upper Waitaki	Transpower New Zealand Limited
Northbrook Wanaka Retirement Village	Wanaka	Winton Property Limited
Kohimarama Comprehensive Care Retirement Village	Kohimarama, Auckland	Ryman Healthcare Limited
Molesworth Street Office Development	Thorndon, Wellington	Primeproperty Group Limited
The Vines Affordable Subdivision	Richmond, Tasman	Jason and Angela Mudgway
Dominion Road Mixed-use Development	Mount Eden, Auckland	Pudong Housing Development Company Limited, Foodstuffs North Island Limited, and Silk Road Management Limited
Ohinewai Foam Factory	Ohinewai, Waikato	Ambury Properties Limited
Eastern Porirua Regeneration Project - Infrastructure Works	Porirua	Kāinga Ora-Homes and Communities' and Porirua City Council
Silverlight Studios	Wanaka	Silverlight Studios Limited
Brennan winery, restaurant, education, and event complex	Gibbston Valley, Otago	Otago Viticulture and Oenology Limited's (trading as Brennan Wines)
Nola Estate	Glen Eden, Auckland	CPM 2019 Limited
Wooing Tree Estate	Cromwell	Wooing Tree Property Development LP
Kapuni Green Hydrogen	Kapuni, Taranaki	Hiringa Energy Limited's and Ballance Agri-Nutrients Limited
New Dunedin Hospital - Whakatuputupu	Dunedin	The Minister of Health's and the Ministry of Health
Faringdon South West and South East Development	Rolleston	Hughes Developments Limited's
Summerset Retirement Village -Waikanae	Waikanae	Summerset Villages (Waikanae) Limited
Beachlands Housing Development	Beachlands, Auckland	Neil Construction Limited and Fletcher Residential Limited
Kōpū Marine Precinct	Kōpū, Thames	Thames-Coromandel District Council

**Referred projects with Orders in Council gazetted (as at 3 August 2021)**

Whakatāne Commercial Boat Harbour project	Whakatāne	Whakatāne District Council, Te Rāhui Lands Trust, Te Rūnanga o Ngāti Awa, Ngāti Awa Group Holdings Limited, Te Rāhui Lands General Partner Limited, Te Rāhui Herenga Waka Whakatane Limited, and Provincial Growth Fund Limited
Karaka North Village	Karaka, Auckland	Cappella Group Limited and Karaka North Village Limited

Released under the provisions of the Official Information Act 1982



**Appendix two – Status of projects listed under the COVID-19 Recovery (Fast-track Consenting) Act 2020**

Listed Project	Status (provided by the EPA, as at 3 August 2021)
Matawii Water Storage Reservoir Kaikohe	Consents have been approved.
Papakāinga Development – Rāpaki, Christchurch	Consents have been approved.
Te Ara Tupua – Ngā Ūranga to Pito-one shared path	Consents have been approved.
Waitohi Picton Ferry Precinct Redevelopment	Consents have been approved.
Queenstown Arterials Project	Consents have been approved.
Papakura to Drury South State Highway 1 improvements	First consents lodged on 24 June 2021 and accepted as complete by the EPA. Awaiting panel appointment.
Northern Pathway – Westhaven to Akoranga shared path	Lodgement anticipated in 2021.
Papakura to Pukekōhe rail electrification	First consents have been approved. Second application for additional consents anticipated late 2021
Papakāinga Development - Kaitaia	First consents lodged on 13 April 2021 and accepted as complete by the EPA. Decision is anticipated 11 August 2021.
Papakāinga Development – Waitara, Taranaki	Lodgement anticipated in 2021.
Te Pā Tāhuna Residential Development	Developer considering consenting routes which includes fast track consenting.
Unitec Residential Development	Developer considering consenting routes which includes fast track consenting.
Papakāinga Development - Point Chevalier, Auckland	Project was consented through the RMA with the option of fast tracking providing certainty if the project's consents weren't granted.
Papakāinga development – Whaingaroa, Raglan	Project was consented through the RMA with the option of fast tracking providing certainty if the project's consents weren't granted.
Papakāinga Development - Chatham Islands	Project was consented through the RMA with the option of fast tracking providing certainty if the project's consents weren't granted.
Wellington Metro Upgrade Programme	Not proceeding under fast-track at this stage.
Britomart Station eastern end upgrade	Not proceeding under fast-track at this stage.



### **Appendix three – Additional requirements: Newmarket Holdings Development Limited Partnership's George Street Mixed Use Development project**

Newmarket Holdings Development Limited Partnership is directed to provide with their applications to an expert consenting panel for resource consents:

1. Plans and details which clearly show any exceedance of each building in relation to the permitted activity standards in the Auckland Unitary Plan for:
  - a. Building height
  - b. Height in relation to boundary
  - c. Outlook space
2. An urban design assessment which includes Crime Prevention Through Environmental Design (CPTED), environmentally sustainable design and other design features for climate change resilience
3. A wind tunnel assessment prepared by a suitably qualified and experienced person which assesses effects on streets, the plaza, and public open spaces including Pukekawa/Auckland Domain
4. A shadowing analysis for each tower which assesses the shadowing effects on adjoining properties, public open space including the plaza, Pukekawa/Auckland Domain, and adjacent heritage places in comparison to shadowing effects of permitted height standards of the AUP
5. An integrated transport assessment, including modelling and analysis over the construction and operation phases of the Project that includes:
  - a. Vehicle generation and the effects of vehicles, including heavy vehicles, on traffic operation and safety on the local and surrounding road network including intersections; and
  - b. Vehicle access and manoeuvrability including safe sight distances; features to provide pedestrian safety and priority;
  - c. Off and on street vehicle parking and any changes to existing on street parking layout;
  - d. Provision of any end of trip parking and storage facilities for cycles and scooters and any change facilities for cyclists;
  - e. Vehicle loading including operation of loading bays and set down areas
  - f. The effects of any pedestrian access through the site including universal access and CPTED principles
  - g. Any upgrades proposed to the surrounding road, pedestrian or cycle network including crossings
  - h. The ability of the existing public transport system to service additional demand
  - i. Transport-related greenhouse gas emissions generated by the project
6. A stormwater management plan

7. Information assessing the effects of the Project on the role of Newmarket as a Metropolitan Centre as listed in the hierarchy of centres in the Auckland Unitary Plan.

An expert consenting panel appointed to consider Newmarket Holdings Development Limited Partnership's applications for resource consents for the George Street Mixed Use Development project must seek comments from the following additional persons/organisations:

1. Ngāti Koheriki Claims Committee
2. Watercare Services Limited
3. Persons who made submissions to Plan Change 44 of the Auckland Unitary Plan

Released under the provision of  
the Official Information Act 1982

#### **Appendix four – Additional requirements: Urban Resort Limited/Icon Co Pty (NZ) Limited's Ōmāhu Residential Development project**

Urban Resort Limited/Icon Co Pty (NZ) Limited is directed to provide with their applications to an expert consenting panel for resource consents:

1. An integrated transport assessment, including, but not limited to, modelling and analysis that covers effects on the surrounding road network (including queuing effects and a road safety assessment of Great South Road and Omahu Road)
2. A geotechnical report (including supporting groundwater monitoring to determine whether a water permit is required)
3. An acoustic assessment which must include a draft construction noise and vibration management plan
4. An infrastructure report including an assessment of the existing condition and capacity of three waters infrastructure
5. A flood risk assessment and stormwater capacity assessment
6. A preliminary site investigation or detailed site investigation report for a contaminated site in accordance with the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES), showing how compliance with the NES will be achieved
7. A heritage report prepared by a heritage expert that considers whether the two dwellinghouses on site are pre-1900 heritage buildings
8. Identification of assets to be vested in Council
9. An assessment of whether consent is required under the following rules of the Auckland Unitary Plan (AUP):
  - a. E7.4.1 (A20) – take and use of surface water
  - b. E30.4.1.(A7) – discharges from contaminated land
  - c. E36.4.1 (A55) – infrastructure in overland flowpaths
  - d. E38.4.1(A4) – unit title subdivision
  - e. E40.4.1(A24) – temporary activities

An expert consenting panel appointed to consider Urban Resort Limited/Icon Co Pty (NZ) Limited's applications for resource consents for the Ōmāhu Residential Development project must seek comments from the following additional persons/organisations:

1. Ngāti Koheriki Claims Committee
2. Watercare Services Limited
3. Auckland Transport