

In Confidence

Office of the Minister for the Environment

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Road Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023

Proposal

- 1 This paper seeks authorisation for submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 (the Amendment Order).
- 2 The Amendment Order amends the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 to include as projects referred to an expert consenting panel (panel):
 - 2.1 Kings Heights Group Limited's Hobsonville Road Retirement Village
 - 2.2 The Pitau LP's The Pitau
 - 2.3 Knight Investments Limited's Te Puru Business Park.

Executive Summary

- 3 The COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) is one of the Government's temporary actions to support New Zealand's economic recovery from COVID-19. The FTCA enables any person to apply to me, as Minister for the Environment, to fast-track certain approvals required under the Resource Management Act 1991 (RMA) for their project.
- 4 Projects that I accept are referred to a panel by an amendment to the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020, subject to Cabinet's agreement. This allows an applicant to lodge resource consent applications and/or notices of requirement for a designation with the Environmental Protection Authority (EPA) for consideration by a panel.
- 5 Before granting RMA approvals a panel must conduct a merit-based assessment of the project's actual and potential effects and test these against the requirements of both Part 2 of the RMA and the purpose of the FTCA.
- 6 I received applications from:
 - 6.1 Kings Heights Group Limited to fast-track the Hobsonville Road Retirement Village project
 - 6.2 The Pitau LP to fast-track The Pitau project
 - 6.3 Knight Investments Limited to fast-track Te Puru Business Park project.

- 7 The Hobsonville Road Retirement Village project a retirement village on Hobsonville Road, West Harbour, Auckland. The Pitau project is a retirement village and aged-care facility in Mount Maunganui, Tauranga.
- 8 Te Puru Business Park project is to develop an approximately 12-hectare site in Beachlands, Auckland for a range of light industrial activities. Part of this project will be developed over a former quarry pit which is currently undergoing infilling and reinstatement.
- 9 I sought written comments on the applications from the relevant local authorities and relevant Ministers prescribed by the FTCA.
- 10 For the two retirement village projects, I also sought comments from the Minister for Seniors and Te Whatu Ora Health New Zealand (Te Whatu Ora), and additionally for Hobsonville Road Retirement Village, comments from the New Zealand Defence Force (NZDF), Auckland Transport, Watercare Services Limited (Watercare) and Waka Kotahi New Zealand Transport Agency.
- 11 For each project I considered all comments received and the reports prepared under section 17 of the FTCA. I also requested and considered further information from the applicants and the local authorities.
- 12 I have accepted all projects for referral as I am satisfied they each the eligibility criteria specified in section 18 of the FTCA. All three projects will help achieve the FTCA's purpose by generating employment, and the two retirement village projects will also help achieve the FTCA's purpose by increasing housing supply.
- 13 I consider all three projects will likely progress faster using the FTCA processes than if consents were sought through standard RMA processes, and any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate for adverse effects, can be considered and determined by a panel subject to Part 2 of the RMA and the purpose of the FTCA.
- 14 I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables Kings Heights Limited, The Pitau LP and Knight Investments Limited to apply via the EPA to a panel for the relevant approvals needed under the RMA for their respective projects, in accordance with the process in the FTCA.

Background

- 15 The FTCA is one of the Government's temporary actions to support New Zealand's economic recovery from COVID-19, by promoting employment and supporting on-going investment. Access to the FTCA referral process remains in place until the FTCA is repealed in July 2023.
- 16 The FTCA enables any person to apply to me, in my role as Minister for the Environment, to access the fast-track consenting process for their project. If I accept an application, the project is referred by Order in Council – specifically, via an amendment that adds the project as a new schedule to the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 – subject to Cabinet's agreement. This allows an applicant to lodge a resource consent application or notice of requirement for a designation with the EPA for consideration and decision by a panel.

- 17 Panels are appointed by Panel Convener Judge Laurie Newhook and are constituted according to the specific representation, skills and knowledge required for the project under consideration. Before a panel grants any RMA approvals for the project it must, among other things, consider comments from invited parties on the applications for these approvals, assess the project's actual and potential effects, and test these effects against the requirements of Part 2 of the RMA and the purpose of the FTCA. As part of this process the panel may seek further information from a range of parties, including those invited to comment.
- 18 I receive weekly updates on the projects accessing the fast-track provisions and their progress.
- 19 As of 28 June 2023, 167 applications have been made under the FTCA to refer projects to a panel, of which:
 - 19.1 103 projects have been referred and Orders in Council gazetted. Details are in Appendix one. In summary, for these projects:
 - 19.1.1 36 have been granted RMA approvals by a panel (Kapuni Green, Ariki Tahi Sugarloaf Wharf, Botanic Riverhead are under appeal)
 - 19.1.2 2 has had applications for RMA approvals declined by a panel (Flints Park - Ladies Mile is under appeal)
 - 19.1.3 14 are under active panel consideration
 - 19.1.4 49 have yet to lodge RMA applications
 - 19.1.5 2 have subsequently decided not to seek RMA approvals through the panel process or have withdrawn from a panel process before it was completed.
 - 19.2 5 projects have been accepted for referral and are awaiting Orders in Council. This includes the projects that are the subject of this paper
 - 19.3 3 referral applications are being processed and are yet to receive referral decisions
 - 19.4 40 referral applications have been declined for a range of reasons including not meeting the purpose of the FTCA and it being more appropriate for them to go through the standard RMA consenting process
 - 19.5 16 referral applications have been withdrawn by the applicants.
- 20 I am not required to make referral decisions on projects listed in Schedule 2 of the FTCA. Authorised persons or entities for these projects may lodge their applications for RMA approvals with the EPA at any time while the relevant FTCA provisions are in force. An update on the listed projects is in Appendix two.

Project for referral: Hobsonville Road Retirement Village

- 21 Kings Heights Group Limited applied to use the fast-track consenting process for the Hobsonville Road Retirement Village project. The project is to construct and operate a retirement village on a four-hectare site at 82 Hobsonville Road, West Harbour, Auckland. The retirement village will include:

- 21.1 approximately 354 residential units, in approximately 42 single storey villas and approximately 267 apartments in six buildings between four and six storeys high
- 21.2 45 care units in one three-storey building
- 21.3 a two-storey amenities building containing reception, health and well-being facilities, a pool and café.
- 22 The project requires land use consent, and water and discharge permits under the Auckland Unitary Plan (AUP), and resource consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 NES-CS.
- 23 I sought written comments on the referral application from the relevant local authority (Auckland Council), relevant Ministers as determined by section 21(6) of the FTCA including the Minister for Seniors and from NZDF, Auckland Transport, Watercare and Waka Kotahi.
- 24 To better understand the potential for job creation potential, investment certainty and alignment with Auckland Council's Whenuapai Structure Plan, I sought further information under section 22 of the FTCA from the applicant and Auckland Council.

Overview of comments

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




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



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



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



- 29 s 9(2)(f)(ii), s 9(2)(g)(i) the NZDF opposed project referral and noted the project site is located within a designation in the AUP that sets height restrictions through 'obstacle limitation surfaces' (OLS) to protect flight operations at the RNZAF Base Auckland. s 9(2)(f)(ii), s 9(2) the NZDF were concerned that the project includes buildings that appear to breach the OLS by approximately 20 metres, and NZDF advised it would not approve such a breach. To address these concerns, I have included a requirement in the Amendment Order that KHL must provide confirmation with their consent applications that no buildings or structures will breach the OLS without the prior approval of NZDF.
- 30 s 9(2)(f)(ii), s 9(2)(g)(i)
- 31 s 9(2)(f)(ii), s 9(2)(g)(i)
- 32 Auckland Council opposed project referral and considered that although the project aligns with the timeframe in the Future Urban Land Supply Strategy, it is inconsistent with the AUP. Auckland Council advised it has significant concerns about infrastructure capacity and lack of funding to respond to cumulative effects of unplanned urbanisation in the area. Auckland Council also identified potential reverse sensitivity issues and the lack of provision for public open space as required by the AUP.
- 33 Auckland Transport opposed project referral for similar reasons given by Auckland Council and advised funding for transport infrastructure and services needed to enable growth has not been confirmed. Auckland Transport requested if the project were referred that I require the applicant to provide an integrated transport assessment with its resource consent applications to a panel, and that I direct a panel to invite comment from Auckland Transport. I have not included directions in the Amendment Order requiring the submission of additional information because I consider that Schedule 6 of the FTCA provides appropriately for this, however I have included a direction to a panel to invite comment from Auckland Transport.
- 34 Watercare neither supported nor opposed project referral and noted that as the project is within the Future Urban Zone Watercare has no commitment to service the project at this stage. Watercare noted the wastewater and water supply capacity constraints will need to be mitigated by the developer through public network extensions or upgrades, depending on the agreed solution with Watercare as part of the resource consent process.
- 35 Waka Kotahi opposed project referral on the basis that the project does not consider residents' accessibility needs or provide any multi-modal connections to the wider

community which will result in an isolated community dependent on private vehicles. Waka Kotahi also advised that the project design has not taken account of a notice of requirement for a designation enabling upgrade and widening of the road frontage on the project site, and the project relies on this work to provide the required multi-modal facilities. Waka Kotahi requested if the project were referred that I direct a panel to invite comment from Waka Kotahi. I have included a direction to this effect in the Amendment Order.

- 36 While I acknowledge Auckland Council's, Auckland Transport's and Waka Kotahi's concerns, I am confident that a panel can consider the matters raised under FTCA process.

Decision

- 37 In making my decision, and in accordance with section 24 of the FTCA, I considered the application and further information received, all comments and requests for directions to the applicant and a panel provided in response to my invitation, and the eligibility criteria in section 18 of the FTCA. I also considered the report prepared under section 17 of the FTCA.

- 38 I have decided to accept Kings Heights Group Limited's application for referral of the Hobsonville Road project to a panel. I am satisfied the project meets the eligibility criteria in sections 18(2) and 18(3) of the FTCA. I consider it will help achieve the FTCA purpose as it has the potential to:

38.1 generate employment by providing approximately 675 direct full-time equivalent (FTE) jobs over a 2-year design and construction period, and approximately 121 ongoing FTE jobs through the ongoing operation of the retirement village

38.2 increasing housing supply for aged persons through the construction of approximately 354 residential units

38.3 progress faster than would otherwise be the case under standard RMA processes.

- 39 To address matters raised by the s 9(2)(f)(ii), s 9(2)(g)(i) NZDF, I have decided to specify the applicant must provide the following information with resource consent applications to a panel, as included in Appendix three:

39.1 a report that confirms that no buildings or structures will breach the Obstacle Limitation Surfaces in Auckland Unitary Plan Designation 4311 without the prior approval of the New Zealand Defence Force.

- 40 The FTCA requires a panel to invite comments from the relevant local authorities, relevant iwi authorities and Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land, specific non-governmental organisations and other groups listed in the FTCA¹. In addition to these requirements and to address matters raised, I have decided to specify a panel must seek comment on Kings Heights Group Limited's resource consent applications from the nine parties listed in Appendix three.

- 41 I consider any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate for adverse effects, can be appropriately

¹ Clause 17(6) of Schedule 6, FTCA.

tested by a panel against Part 2 of the RMA and the purpose of the FTCA. The additional material listed in Appendix three that must be submitted to a panel will assist with this.

42 I consider there are no reasons to decide under section 24(2) of the FTCA to:

42.1 limit the scope of the project by referring it only in part

42.2 refer the project in stages

42.3 place any restrictions on the project

42.4 impose specific timeframes for panel consideration.

Project for referral: The Pitau

43 The Pitau LP applied to use the fast-track consenting process for The Pitau project. The project is to construct and operate a retirement village and aged-care facility comprising three or four interconnected buildings up to 6 storeys high, on an approximately one-hectare site in Pitau Road, Mount Maunganui, Tauranga. The project provides approximately 167 apartments, 60 hospital-level care suites and ancillary facilities (including office/administration, a café, lounges, library, wellness space, theatre, swimming pool, spa and gym).

44 The project requires land use consents under the Tauranga City Plan, the Bay of Plenty Natural Environment Plan, and land use consent under the NES-CS.

45 I sought written comments on the referral application from the relevant local authorities – Tauranga City Council (TCC) and Bay of Plenty Regional Council (BOPRC), relevant Ministers as determined by section 21(6) of the FTCA including the Minister for Seniors, and from Te Whatu Ora.

46 To better understand the project scope and certainty of project delivery, I sought further information under section 22 of the FTCA from the applicant and TCC.

Overview of comments

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

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

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

- 50 TCC advised that it had no objections to the project being referred, if I considered the economic and social (increased housing) benefits justify the reduced opportunity for community and tangata whenua involvement in the consenting process. TCC commented that the project is a significant project for Tauranga and will support TCC's efforts to achieve its housing requirements under the NPS-UD, although TCC also noted it had concerns relating to consultation processes to date and the significance of the proposed change in urban form. TCC also noted that detailed assessments of landscape, visual amenity, urban design, and other technical issues identified in the application will be required as part of a panel's consideration.
- 51 I have taken TCC's comments into account when making my decision on project referral. I note that, as part of its assessment of consent applications for a project, a panel can invite comments from any person it considers appropriate, and so may consult as widely as it considers appropriate or necessary.
- 52 BOPRC considered it appropriate to assess the project through the fast-track process. BOPRC advised that provided the applicant maintains open and proactive communication with them, feasible solutions for managing project effects (of interest to BOPRC) should be able to be developed.

Decision

- 53 In making my decision, and in accordance with section 24 of the FTCA, I considered the application and further information received, all comments and requests for directions to the applicant and a panel provided in response to my invitation, and the eligibility criteria in section 18 of the FTCA. I also considered the report prepared under section 17 of the FTCA.
- 54 I have decided to accept The Pitau LP's application for referral of The Pitau project to a panel. I am satisfied the project meets the eligibility criteria in sections 18(2) and 18(3) of the FTCA. I consider it will help achieve the FTCA purpose as it has the potential to:
- 54.1 generate employment by providing approximately 1,130 FTE jobs over a 6-year construction period and 130–140 ongoing FTE jobs through operation of the retirement village
 - 54.2 increase housing supply through the construction of approximately 167 apartments and 60 hospital-level care suites
 - 54.3 progress faster than would otherwise be the case under standard RMA processes.
- 55 The FTCA requires a panel to invite comments from the relevant local authorities, relevant iwi authorities and Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land, specific non-governmental organisations and other groups listed in the FTCA². In addition to these requirements and to address matters raised, I have decided to specify a panel must seek comment on The Pitau LP's resource consent applications from the following parties:


² Clause 17(6) of Schedule 6, FTCA.

- 55.1 The Minister for Seniors
- 55.2 Te Whatu Ora Health New Zealand – Hauora a Toi Bay of Plenty
- 55.3 representatives of Ngāi Tukairangi and Ngāti Kuku hapū.
- 56 I consider any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate for adverse effects, can be appropriately tested by a panel against Part 2 of the RMA and the purpose of the FTCA.
- 57 I consider there are no reasons to decide under section 24(2) of the FTCA to:
 - 57.1 limit the scope of the project by referring it only in part
 - 57.2 refer the project in stages
 - 57.3 place any restrictions on the project
 - 57.4 impose specific timeframes for panel consideration.

Project for referral: Te Puru Business Park

- 58 Knight Investments Limited applied to use the fast-track consenting process for Te Puru Business Park project. The project is to construct a light industrial business park on an approximately 12-hectare site at Beachlands, Auckland, comprising yards and buildings for light industrial purposes and associated infrastructure including access, parking and for three-waters services. A wastewater treatment facility and a new roundabout on Whitford-Maraetai Road will also be constructed.
- 59 The project requires subdivision and land use consents, discharge and water permits under the AUP, and resource consents under the NES-CS and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F).
- 60 I sought written comments on the referral application from the relevant local authority – Auckland Council, relevant Ministers as determined by section 21(6) of the FTCA, and from Auckland Transport.
- 61 To better understand the project's job creation potential, I sought further information under section 22 of the FTCA from the applicant.

Overview of comments

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

- 63 Auckland Council opposed project referral, advising that the project site is not zoned for urban use, and the project is contrary to the objectives and policies of the AUP. Auckland Council considered that the project site should be rezoned via an RMA plan change process before any resource consents for the project were sought.
- 64 Auckland Transport made no comment on project referral but advised it had no significant concerns with the project, including the proposed new roundabout on Whitford-Maraetai Road. Auckland Transport noted further information that is needed

to ensure adverse effects are managed and mitigated. To allow for opportunity to put this advice directly to a panel, I have included a direction in the Amendment Order that a panel must invite comment from Auckland Transport on the consent applications for the project.

Decision

65 In making my decision, and in accordance with section 24 of the FTCA, I considered the application and further information received, all comments provided in response to my invitation, and the eligibility criteria in section 18 of the FTCA. I also considered the report prepared under section 17 of the FTCA.

66 I have decided to accept Knight Investments Limited's application for referral of Te Puru Business Park project to a panel. I am satisfied the project meets the eligibility criteria in sections 18(2) and 18(3) of the FTCA. I consider it will help achieve the FTCA purpose as it has the potential to:

66.1 generate employment by providing 345 direct FTE jobs over a 3-year construction period, and 120–170 ongoing FTE jobs

66.2 progress faster than would otherwise be the case under standard RMA processes.

67 The FTCA requires a panel to invite comments from the relevant local authorities, relevant iwi authorities and Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land, specific non-governmental organisations and other groups listed in the FTCA³. In addition to these requirements and to address matters raised, I have decided to specify a panel must seek comment on Knight Investments Limited's resource consent applications from the following three parties:

67.1 Auckland Transport

67.2 Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua

67.3 Ngāti Koheriki Claims Committee.

68 I consider any actual and potential effects on the environment, together with any measures to mitigate, offset or compensate for adverse effects, can be appropriately tested by a panel against Part 2 of the RMA and the purpose of the FTCA.

69 I consider there are no reasons to decide under section 24(2) of the FTCA to:

69.1 limit the scope of the project by referring it only in part

69.2 refer the project in stages

69.3 place any restrictions on the project

69.4 impose specific timeframes for panel consideration.

³ Clause 17(6) of Schedule 6, FTCA.

Timing and 28-day rule

- 70 Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel⁴. Therefore, the Amendment Order will come into force on the date specified in the Amendment Order. Kings Heights Group Limited, The Pitau LP and Knight Investments Limited may then lodge resource consent applications for their respective projects with the EPA, for consideration by a panel.

Compliance

- 71 The Amendment Order complies with:
- 71.1 the principles of the Treaty of Waitangi
 - 71.2 the rights and freedoms contained in the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993
 - 71.3 the principles and guidelines set out in the Privacy Act 2020
 - 71.4 relevant international standards and obligations
 - 71.5 the Legislation Guidelines (2018 edition), which are maintained by the Legislation Design and Advisory Committee.

Regulations Review Committee

- 72 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

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

Impact Analysis

Regulatory Impact Assessment

- 74 The Regulatory Impact Assessment (RIA) requirements for this proposal have been waived. Cabinet has agreed that a RIA is not required for Orders in Council relating to projects to be referred to a panel⁵.

Climate Implications of Policy Assessment

- 75 The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements⁶ do not apply to the projects.

⁴ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

⁵ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

⁶ CO (20) 3 refers

Publicity

- 76 The Amendment Order will be available on the New Zealand Legislation website following its notification in the New Zealand Gazette.
- 77 To meet my obligations under section 25 of the FTCA, I have directed the Ministry for the Environment to make my decisions to refer the projects to a panel for consideration, the reasons for these decisions, and the reports obtained under section 17 of the FTCA available to the public on the Ministry for the Environment's website.

Proactive release

- 78 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.

Consultation

- 79 The Ministry for the Environment sought comment on this paper from Te Tūāpapa Kura Kāinga 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 and the New Zealand Defence Force, 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 to accept the applications for referral of the following projects to a panel:
 - 1.1 Kings Heights Group Limited's Hobsonville Road Retirement Village
 - 1.2 The Pitau LP's The Pitau
 - 1.3 Knight Investments Limited's Te Puru Business Park
- 2 **note** that the Hobsonville Road Retirement Village project meets the eligibility criteria in section 18(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and will help achieve the Act's purpose, as required by section 18(2) of the Act, as it has the potential to:
 - 2.1 generate employment by providing approximately 675 direct full-time equivalent (FTE) jobs over a 2-year design and construction period, and approximately 121 ongoing FTE jobs through the ongoing operation of the retirement village
 - 2.2 increasing housing supply for aged persons through the construction of approximately 354 residential units
 - 2.3 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes
- 3 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires Kings Heights Group Limited to provide to an expert consenting panel the following information, which I specified under section 24(2) of the FTCA and outlined in my notice of decision on the referral application for the project and in Appendix three:
 - 3.1 a report that confirms that no buildings or structures will breach the Obstacle Limitation Surfaces in Auckland Unitary Plan designation 4311 without the prior approval of the New Zealand Defence Force
- 4 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires an expert consenting panel appointed to consider Kings Heights Group Limited's Hobsonville Road Retirement Village project to seek comments from the nine additional parties listed in Appendix three
- 5 **note** that The Pitau project meets the eligibility criteria in section 18(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and will help achieve the Act's purpose, as required by section 18(2) of the Act, as it has the potential to:
 - 5.1 generate employment by providing approximately 1,130 FTE jobs over a 6-year construction period and 130–140 ongoing FTE equivalent jobs through operation of the retirement village

- 5.2 increase housing supply through the construction of approximately 167 apartments and 60 hospital-level care suites
- 5.3 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes
- 6 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires an expert consenting panel appointed to consider The Pitau LP's The Pitau project to seek comments from the following additional parties:
 - 6.1 The Minister for Seniors
 - 6.2 Te Whatu Ora Health New Zealand – Hauora a Toi Bay of Plenty
 - 6.3 representatives of Ngāi Tukairangi and Ngāti Kuku hapū
- 7 **note** that Te Puru Business Park project meets the eligibility criteria in section 18(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and will help achieve the Act's purpose, as required by section 18(2) of the Act, as it has the potential to:
 - 7.1 generate employment by providing 345 FTE jobs over a 3-year construction period, and 120–170 ongoing FTE jobs
 - 7.2 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes
- 8 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires an expert consenting panel appointed to consider Knight Investments Limited's Te Puru Business Park project to seek comments from the following additional parties:
 - 8.1 Auckland Transport
 - 8.2 Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua
 - 8.3 Ngāti Koheriki Claims Committee
- 9 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 to the Executive Council
- 10 **note** that on 27 July 2020, Cabinet agreed to waive the standard 28-day rule relating to Orders in Council made under the COVID-19 Recovery (Fast-track Consenting) Act 2020 [CAB-20-MIN-0353 refers]. Consequently, the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 will come into force on the date specified in the Amendment Order.

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 with Orders in Council gazetted		
Project - Location	Applicant	EPA Status
Clutha Upper Waitaki Lines Project - Works and Workers' Village - Clutha Upper Waitaki	Transpower New Zealand Limited	Not progressing through FTC
Northbrook Wanaka Retirement Village - Wanaka	Winton Property Limited	Consented by Panel (4 August 2021)
Kohimarama Comprehensive Care Retirement Village - Kohimarama, Auckland	Ryman Healthcare Limited	Consented by Panel (12 May 2021)
Molesworth Street Office Development - Thorndon, Wellington	Prime Property Group Limited	Consented by Panel (12 November 2021)
The Vines Affordable Subdivision - Richmond, Tasman	Jason and Angela Mudgway	Declined by Panel (17 September 2021)
Dominion Road Mixed-use Development - Mount Eden, Auckland	Pudong Housing Development Company Limited, Foodstuffs North Island Limited, and Silk Road Management Limited	Consented by Panel (29 September 2021)
Ohinewai Foam Factory - Ohinewai, Waikato	Ambury Properties Limited	Consented by Panel (24 August 2021)
Eastern Porirua Regeneration Project - Infrastructure Works - Porirua	Kāinga Ora-Homes and Communities' and Porirua City Council	Consented by Panel (9 September 2022)
Silverlight Studios - Wanaka	Silverlight Studios Limited	Consented by Panel (8 December 2021)
Brennan winery, restaurant, education, and event complex - Gibbston Valley, Otago	Otago Viticulture and Oenology Limited's (trading as Brennan Wines)	Not progressing through FTC
Nola Estate - Glen Eden, Auckland	CPM 2019 Limited	Consented by Panel (1 October 2021)
Wooring Tree Estate – Cromwell	Wooring Tree Property Development LP	Consented by Panel (29 September 2021)
Kapuni Green Hydrogen - Kapuni, Taranaki	Hiringa Energy Limited's and Ballance Agri-Nutrients Limited	Consented by Panel (1 December 2021) Currently under appeal
New Dunedin Hospital – Whakatuputupu – Dunedin Package 1 – enabling works	The Minister of Health's and the Ministry of Health	Consented by Panel (23 December 2021)
New Dunedin Hospital – Whakatuputupu – Dunedin Package 2 - buildings	The Minister of Health's and the Ministry of Health	Consented by Panel (17 August 2022)
Faringdon South West and South East Development - Rolleston	Hughes Developments Limited's	Consented by Panel (27 August 2021)

Summerset Retirement Village - Waikanae - Waikanae	Summerset Villages (Waikanae) Limited	Consented by Panel (23 September 2021)
Beachlands Housing Development - Beachlands, Auckland	Neil Construction Limited and Fletcher Residential Limited	Consented by Panel (23 May 2022)
Kōpū Marine Precinct - Kōpū, Thames	Thames-Coromandel District Council	Consented by Panel (9 March 2022)
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	Consented by Panel (22 June 2022)
Karaka North Village - Karaka, Auckland	Capella Group Limited and Karaka North Village Limited	Lodgement expected 2023
Ōmāhu Residential Development - Remuera, Auckland	Urban Resort Limited and Icon Co Pty (NZ) Limited	Consented by Panel (14 February 2022)
George St Mixed Use Development - Newmarket, Auckland	Newmarket Holdings Development Limited Partnership	Lodgement expected 2023
Otawere Water Storage Reservoir - Northland	Te Tai Tokerau Water Trust	Consented by Panel (18 July 2022)
Drury Central & Paerata Stations - Auckland	KiwiRail Holdings Limited	Consented by Panel (3 February 2022)
Rangitane Maritime Development - Kerikeri	Far North District Council & Far North Holdings Limited	Lodgement expected 2023
Brickfields, Scott Road Development - Hobsonville, Auckland	Aedifice Development Limited	Consented by Panel (24 March 2022)
Melia Place - Whangaparāoa, Auckland	Melia Development Limited	Consented by Panel (14 June 2022)
Oruku Landing - Whangārei, Northland	Northland Development Corporation Limited	Lodgement expected mid 2023
Riverbend Residential Development - Napier	Tawanui Developments Limited, K3 Properties Limited & Mana Ahuriri Holdings Limited	Lodgement expected early 2023
Silverlight Studios Accommodation - Wanaka, Otago	Silverlight Studios Limited	Consented by Panel (18 February 2022)
Drury Centre Precinct - Auckland	Kiwi Property Holdings No 2	Under consideration by Panel
Waihoehoe Precinct - Auckland	Oyster Capital Limited	Under consideration by Panel
Drury East Stage 1 Precinct – Auckland	Fulton Hogan Land Development	Under consideration by Panel
Flints Park, Ladies Mile – Te Pūhahi, Queenstown	Glenpanel Development Limited	Declined by Panel (30 November)

		Currently under appeal
Federal Street Residences, Auckland	P0012 Auckland NZ Pty Limited	Consented by Panel (28 July 2022)
Bellgrove Development, Rangiora	Bellgrove Rangiora Limited	Consented by Panel (29 June 2022)
Lakeview-Taumata	QT Lakeview Developments Limited	Consented by Panel (16 December 22)
Summerset Retirement Village, Half Moon Bay, Auckland	Summerset Villages (Halfmoon Bay) Limited	Consented by Panel (11 April 2023)
Browns Bay Road Apartments, Auckland	Matvin Group Limited	Under consideration by Panel
Te Tauoma Stage 1B, St Johns, Auckland	Shundi Tamaki Village Limited	Consented by Panel (15 February 2023)
Kaiwharawhara Wellington Ferry Terminal Redevelopment	KiwiRail Holdings Limited	Consented by Panel (25 January 2023)
The Rotokauri North project, Hamilton	Rotokauri North Holdings Limited	Consented by Panel (27 July 2022)
Tauhei Farm Solar Project, Te Aroha	Harmony Energy New Zealand Limited	Consented by Panel (20 September 2022)
The Hill, Ellerslie, Auckland	Auckland Thoroughbred Racing Incorporated & Fletcher Residential Limited	Consented by Panel (17 April 2023)
Ariki Tahi Sugarloaf Wharf Upgrade, Waikato	Ariki Tahi Sugarloaf Wharf Limited	Consented by Panel (20 September) Currently under appeal
Hananui Aquaculture Project, Foveaux Strait	Ngāi Tahu Seafood Resources Limited	Under consideration by Panel
Flints Park West, Ladies Mile – Te Pūhahi, Queenstown	Glenpanel Development Limited	Lodgement expected late 2023
Waimarie Street, St Heliers, Auckland	Sanctum Projects Limited	Under consideration by Panel
Te Rere Hau Wind Farm Repowering, Manawatu	NZ Windfarms Limited	Under consideration by Panel
Bontanic Riverhead, Auckland	Matvin Group Limited	Consented by Panel (29 March 2023) Currently under appeal
Whenuapai Business Park, Auckland	Neil Construction Limited	Under consideration by Panel
Whenuapai Green, Auckland	Neil Construction Limited & Maraetai Land Development Limited	Under consideration by Panel
Faringdon Oval, Rolleston, Christchurch	Hughes Development Limited	Under consideration by Panel
Glenpanel Ladies Mile, Te Pūhahi	Maryhill Limited	Lodgement expected 2023
Kepa Road Apartments, Auckland	Sanctum Projects Ltd	Under consideration by Panel

Wellsford North, Auckland	Wellsford Welding Club Limited	Lodgement expected 2023
Johnsonville Town Centre Redevelopment, Wellington	Stride Property Limited	Lodgement expected 2023
Waiterimu Solar Farm, Waikato	Waikato Solar Farms Limited/ Transpower NZ Limited	Lodgement expected 2023
Tauranga Innovative Courthouse, Bay of Plenty	Ministry of Justice	Consented by Panel (19 January 2023)
East Coast Heights, Silverdale	Build Rich Limited / Nation Shine Holdings Limited	Lodgement expected 2023
East Coast Heights, Stage 5 Silverdale	Build Rich Limited	Under consideration by Panel
Strathmill, Orewa	Shildon Ltd	Under consideration by Panel
Great South Homes Park, Auckland	Unispot Great South Limited	Under consideration by Panel
Waikanae North, Wellington	Bulletin Trust	Lodgement expected 2023
Rangiriri Solar Farm, Waikato	Joint Applicants: Rangiriri Solar Farm Limited and Transpower NZ Limited	Lodgement expected 2023
Waerenga Solar Farm, Waikato	Joint Applicants: Waerenga Solar Farm Limited and Transpower NZ Limited	Lodgement expected 2023
Wooing Tree Stage 4, Otago	Wooing Tree Property Development	Under consideration by Panel
Glen Innes to Tamaki shared path, Auckland	Auckland Transport	Under consideration by Panel
Wairatahi	Heretaunga Tamatea Settlement Trust	Lodgement expected 2023
Upland Road Retirement Village	HND Upland Limited and St Andrew's Village Trust Incorporated	Lodgement expected 2023
Metlifecare Retirement Village – Wellington	Metlifecare Retirement Villages Limited	Lodgement expected 2023
Holly Lea Village Buildings D and E, Fendalton, Christchurch	Holly Lea Village Limited	Lodgement expected 2023
Man Street Hotel, Queenstown	The Queenstown Hotel NZ Limited Partnership	Lodgement expected 2023
Project Quarterdeck, Auckland	Box Property Investments Ltd	Lodgement expected 2023
The North, Auckland	617 New North Limited	Lodgement expected 2023
Auckland Surf Park	AW Holdings 2021 Ltd	Lodgement expected 2023
Harmony Energy Solar Farm Opunake, Taranaki	Harmony Energy NZ #4 Limited	Lodgement expected 2023

Harmony Energy Solar Farm Marton, Rangitikei	Harmony Energy NZ #3 Limited	Lodgement expected 2023
Masterton Solar Farm, Wairarapa	Harmony Energy NZ # 2 Limited	Lodgement expected 2023
Ōtaki Māori Racecourse Development, Wgtn	Ōtaki Revisited Limited	Lodgement expected 2023
Moy Estate, Ōtaki	Wakefield Group Holdings Ltd	Lodgement expected 2023
Worker Accommodation Hansen Road, Queenstown	No. 1 Hansen Road Limited	Lodgement expected 2023
Maraekakaho Quarry, Hawkes Bay	Russell Aggregates Limited	Lodgement expected 2023
Brookby Quarry – Stage 3, Auckland	Brookby Quarries Limited	Lodgement expected 2023
Kings Quarry, Wainui, Auckland	Kings Quarry Limited	Lodgement expected 2023
Wairau Housing Development, Blenheim	Hāpai Development Property Limited Partnership's	Lodgement expected 2023
The Foundation Village – Building 3, Auckland	The Foundation Village Partnership	Lodgement expected 2023
Summerset Rotorua	Summerset Villages (Rotorua) Limited	Lodgement expected 2023
Rotokauri Greenway & Minor Arterial, Waikato	Hounsell Holdings Limited and Hamilton City Council	Lodgement expected 2023
Taheke Geothermal project, Rotorua	ROOPU Whakarite Mahi Limited Partnership's	Lodgement expected 2023
Te Rere Hau Wind Farm Aokautere Extn, Manawatu	NZ Windfarms Limited	Lodgement expected 2023
Arawhata Wetland Project, Horowhenua	Manawatu-Wanganui Regional Council (Horizons)	Lodgement expected 2023
Jamaica Rise, Grenada North, Wellington	Grenada North Nominees Limited	Lodgement expected 2023
Peachgrove Mixed-use precinct, Hamilton	Hamilton Campground Limited	Lodgement expected 2023
Plimmerton Farm Stage One, Wellington	KM and MG Holdings Limited	Lodgement expected 2023
Stevensons Crescent, Albany, Auckland	Mansion Rear Limited	Lodgement expected 2023
Verran Mews, Birkdale, Auckland	Sweet New Zealand Co., Limited	Lodgement expected 2023
Whenuapai Development, Auckland	Cabra Developments Limited	Lodgement expected 2023
Reimagining Aquaculture, Tasman Bay	The New Zealand Institute for Plant and Food Research Limited	Lodgement expected 2023

Opunake Solar Farm, Taranaki	Energy Farms Limited	Lodgement expected 2023
Marton Solar Farm, Rangitikei	Energy Farms Limited	Lodgement expected 2023
Ngongotahā Housing Development	Watchman Residential Limited's	Lodgement expected 2023
Lincoln Retirement Village, Canterbury	Arvida Group Limited's	Lodgement expected 2023

Appendix two – Status of projects listed in Schedule 2 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

Listed Project	Status
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.
Papakāinga Development - Kaitaia	Consents have been approved.
Papakura to Pukekōhe rail electrification	Package 1 - consents have been approved. Package 2 – minor consents - unlikely to proceed under fast-track at this stage.
Papakura to Drury South State Highway 1 improvements	Package 1 - consents have been approved. Package 2 – consents have been approved.
Unitec Residential Development	Application 1 - consents have been approved. Application 2 - consents have been approved. Application 3 – consents have been approved.
Papakāinga Development – Waitara, Taranaki	Unlikely to proceed under fast-track at this stage.
Northern Pathway – Westhaven to Akoranga shared path	Unlikely to proceed under fast-track at this stage.
Te Pā Tāhuna Residential Development	Unlikely to proceed under fast-track at this stage.
Papakāinga Development - Point Chevalier, Auckland	Unlikely to proceed under fast-track at this stage.
Papakāinga development – Whaingaroa, Raglan	Unlikely to proceed under fast-track at this stage.
Papakāinga Development - Chatham Islands	Unlikely to proceed under fast-track at this stage.
Wellington Metro Upgrade Programme	Unlikely to proceed under fast-track at this stage.
Britomart Station eastern end upgrade	Unlikely to proceed under fast-track at this stage.

Appendix three – Additional requirements specified by the Minister for the Environment under section 24(2) of the FTCA for the Hobsonville Road Retirement Village project

Kings Heights Group Limited is required to provide with their resource consent applications to an expert consenting panel:

1. a report that confirms that no buildings or structures will breach the Obstacle Limitation Surfaces in Auckland Unitary Plan designation 4311 without the prior approval of the New Zealand Defence Force.

An expert consenting panel appointed to consider Kings Heights Group Limited's resource consent applications for the Hobsonville Road Retirement Village project must seek comments from the following additional persons/organisations:

1. Minister for Seniors
2. Auckland Transport
3. Watercare Services Limited
4. Waka Kotahi New Zealand Transport Agency
5. New Zealand Defence Force
6. Ngāti Manuhiri Settlement Trust
7. Ngāti Paoa Iwi Trust
8. Ngāti Paoa Trust Board
9. Ngāti Koheriki Claims Committee.