

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



BRF-2940

Grenada North Nominees Limited
c/- Elliott Thornton
Principal Planner
Cuttriss Consultants Limited
s 9(2)(a)

Dear Elliott Thornton

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Jamaica Rise Project

Thank you for Grenada North Nominees Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Jamaica Rise Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to subdivide a site covering approximately 23.1 hectares of land at 133, 143, 148, 155, 158, 161, 169, 171, 174, 175, 176, 178, 179, 182, 186 and 198 Jamaica Drive, Grenada North, Wellington (Jamaica Drive site) and construct a residential development comprising of approximately 213 residential units, including approximately 52 residential units within eight apartment buildings that are each 3 storeys high. The project includes the construction of supporting infrastructure, including roads and reserves intended to vest with Wellington City Council (WCC), accessways and three-waters services.

The project also includes associated works within the Takapu Road and State Highway 1 road reserves to upgrade the intersection, new stormwater infrastructure and a recreation area at 2 Takapu Road, Grenada North (Grenada North Reserve) and a new water reservoir, on the same site as the existing reservoir, at 38 Caribbean Drive, Grenada North (Caribbean Avenue Reserve). The Grenada North and Caribbean Avenue Reserves are owned by WCC.

The purpose of the FTCA is to 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 the project to a panel for consideration under the FTCA if it 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 it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 172 direct, and 172 indirect, full-time equivalent jobs over a 4-year design and construction period
2. increase housing supply through construction of approximately 213 residential units
3. have positive effects on social well-being by providing public open space for recreational purposes
4. progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 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.

Persons or groups a 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 resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Transpower New Zealand Limited
2. Waka Kotahi New Zealand Transport Agency
3. Wellington Water Limited
4. Wellington Electricity Lines Limited.

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

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

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related planning decisions that may affect the project.

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 my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to Wellington Electricity Lines Limited who are additional to the parties specified in the FTCA.

Please contact the Fast-track Consenting Team 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 Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

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

Local authorities:

Greater Wellington Regional Council
Wellington City Council

Other parties:

Transpower New Zealand Limited
Waka Kotahi New Zealand Transport Agency
Wellington Water Limited
Wellington Electricity Lines Limited

Relevant iwi authorities and Treaty settlement entities:

Te Rūnanga o Toa Rangatira Incorporated
Toa Rangatira Trust
Port Nicholson Block Settlement Trust

Environmental Protection Authority

The Panel Convener