

In Confidence

Office of the Minister for the Environment

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects (Ngongotahā Housing Development and Lincoln Retirement Village) 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 (Ngongotahā Housing Development and Lincoln Retirement Village) 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 Watchman Residential Limited's Ngongotahā Housing Development Project
 - 2.2 Arvida Group Limited's Lincoln Retirement Village Project.

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 Watchman Residential Limited to fast-track the Ngongotahā Housing Development Project (Ngongotahā Project)
 - 6.2 Arvida Group Limited to fast-track the Lincoln Retirement Village project (Lincoln Project).
- 7 The Ngongotahā Project is a residential development on land at Ngongotahā, Rotorua acquired by the Ministry of Housing and Urban Development under the Land for

Housing programme. It will provide approximately 196 residential units for private and public housing. The Lincoln Project is to construct and operate a retirement village in Lincoln, Canterbury.

- 8 I sought written comments on the applications from the relevant local authorities and relevant Ministers prescribed by the FTCA.
- 9 I also sought comments from Waka Kotahi New Zealand Transport Agency (Waka Kotahi) for the Ngongotahā Project, and from the Minister for Seniors for the Lincoln Project.
- 10 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.
- 11 I have accepted both projects for referral as I am satisfied they each meet the eligibility criteria specified in section 18 of the FTCA, and will help achieve the FTCA's purpose by generating employment and increasing housing supply.
- 12 I consider both 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.
- 13 I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables Watchman Residential Limited and Arvida Group 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

- 14 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.
- 15 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.
- 16 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.

- 17 I receive weekly updates on the projects accessing the fast-track provisions and their progress.
- 18 As of 20 June 2023, 167 applications have been made under the FTCA to refer projects to a panel, of which:
 - 18.1 88 projects have been referred and Orders in Council gazetted. Details are in Appendix one. In summary, for these projects:
 - 18.1.1 36 have been granted RMA approvals by a panel (Kapuni Green, Ariki Tahī Sugarloaf Wharf, Botanic Riverhead are under appeal)
 - 18.1.2 2 have had applications for RMA approvals declined by a panel (Flints Park - Ladies Mile is under appeal)
 - 18.1.3 14 are under active panel consideration
 - 18.1.4 34 have yet to lodge RMA applications
 - 18.1.5 2 have subsequently decided not to seek RMA approvals through the panel process or have withdrawn from a panel process before it was completed.
 - 18.2 20 projects have been accepted for referral and are awaiting Orders in Council. This includes the projects that are the subject of this paper
 - 18.3 3 referral applications are being processed and are yet to receive referral decisions
 - 18.4 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
 - 18.5 16 referral applications have been withdrawn by the applicants.
- 19 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: Ngongotahā Housing Development Project

- 20 Watchman Residential Limited applied to use the fast-track consenting process for the Ngongotahā Project. The project is to subdivide a 15.9-hectare site at 31 Ngongotaha Road (State Highway 36), Ngongotahā, Rotorua and construct approximately 196 residential units and supporting infrastructure, including a new intersection with State Highway 36. The project includes development of private open space and public reserves including by landscaping and planting, and creation of wetlands for flood mitigation.
- 21 The project requires subdivision and land use consents under the Rotorua District Plan (RDP), land use consent and a discharge permit under the Bay of Plenty Regional Natural Resources Plan, and resource consent under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).

- 22 I sought written comments on the referral application from the relevant local authorities – Rotorua Lakes Council (RLC) and Bay of Plenty Regional Council (BOPRC), relevant Ministers as determined by section 21(6) of the FTCA and from Waka Kotahi.
- 23 To better understand the potential effect on project delivery of a consent notice on the record of title for the project site, I sought further information under section 22 of the FTCA from RLC. I also sought further information from the applicant on the ability of the project to satisfy the requirements of section 104D of the RMA, which form a gateway test for any proposed activities that are deemed to be non-complying under the relevant local authority plans.

Overview of comments

- 24 s 9(2)(f)(ii), s 9(2)(g)(i)
- 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 RLC supported project referral and noted the project aligns with RLC strategic documents and has scored well across multiple criteria as part of RLC's draft Future Development Strategy. RLC identified the project's potential benefits include addressing Rotorua's housing shortfall, creation of construction jobs and creation of wetlands providing a destination recreation space and improvements to water quality in Lake Rotorua. RLC also advised that stormwater management needs to be carefully considered, and the applicant is currently directing significant resource towards this.

- 30 BOPRC did not comment specifically on project referral but expressed concerns about the proposed location of some residential units in areas subject to flooding, and about stormwater management and the appropriateness of proposed flood mitigation. BOPRC was also concerned that there may be insufficient time under fast-track process to fully consider these matters, and that assessment of the project under the FTCA only allows for consideration of part of the urban development planned for the area and may not fully account for cumulative effects of stormwater discharge and flooding. BOPRC commented that best practice would be to undertake comprehensive planning for the wider area, such as through a structure plan process and plan change.
- 31 BOPRC requested that if the project were referred, that a panel interrogate the implications of the flood hazard, flood modelling and proposed mitigation with the aid of appropriate experts. I cannot direct a panel's assessment under FTCA process but I have included in the Amendment Order a requirement that Watchman Residential Limited must submit a flood hazard assessment, including modelling that accounts for the effects of climate change, as additional information with any resource consent application for the project lodged with the EPA.
- 32 Waka Kotahi did not oppose project referral, but noted it is a key affected party and requested if the project were referred that Waka Kotahi is given an opportunity to provide input. I have included a direction in the Amendment Order that a panel must invite comment on consent applications for the project from Waka Kotahi.

Decision

- 33 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.
- 34 I have decided to accept Watchman Residential Limited's application for referral of the Ngongotahā 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:
- 34.1 generate employment by providing approximately 479 direct full-time equivalent jobs over a 5-year construction period
 - 34.2 increase housing supply through the construction of approximately 196 residential units
 - 34.3 progress faster than would otherwise be the case under standard RMA processes.
- 35 To address matters raised by the Minister of Housing and the local authorities, I have decided to specify the applicant must submit a flood hazard assessment, including modelling that accounts for the effects of climate change, as additional information with any resource consent application for the project lodged with the EPA.
- 36 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 Watchman Residential Limited's resource consent applications from the following parties:

36.1 Waka Kotahi

36.2 Ngati Tura Ngati Te Ngākau Hapu Trust

36.3 representatives of Ngāti Tuteaiti, Ngāti Ngararanui and Ngāti Rautao hapū.

37 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. The additional material that must be submitted to a panel will assist with this.

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

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

38.2 refer the project in stages

38.3 place any restrictions on the project

38.4 impose specific timeframes for panel consideration.

Project for referral: Lincoln Retirement Village Project

39 Arvida Group Limited applied to use the fast-track consenting process for the Lincoln Project. The project is to construct and operate a retirement village on an approximately 11.4-hectare site located at 1506 Springs Road, Lincoln, Canterbury. The retirement village will include approximately 200 independent-living residential units, a two-storey building accommodating approximately 60 assisted living suites, and ancillary facilities including a clubhouse, pavilion and outdoor recreation areas.

40 The project requires land use consents under the operative Selwyn District Plan (SDP), land use consent, water and discharge permits under the Canterbury Land and Water Regional Plan, and land use consent under the NES-CS.

41 I sought written comments on the referral application from the relevant local authorities – Selwyn District Council (SDC) and Canterbury Regional Council (CRC), and from relevant Ministers as determined by section 21(6) of the FTCA including the Minister for Seniors.

42 To better understand the project's job creation potential, I sought further information under section 22 of the FTCA from the applicant. I also sought further information from SDC on the progress of hearings and any relevant submissions or decisions on the proposed SDP affecting the project site.

Overview of comments

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

¹ Clause 17(6) of Schedule 6, FTCA.

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

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

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

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

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

48 SDC neither supported nor opposed project referral. SDC noted the industrial zoning for the project site that is anticipated in the proposed SDP, and a submission seeking rezoning of the site for residential use which is supported by Arvida Group Limited. SDC also noted growth modelling identifies a shortfall in the supply of residential land in Lincoln and additional residential land would help SDC meet its obligations under the National Policy Statement on Urban Development 2020.

49 SDC acknowledged the current uncertainty relating to possible zoning outcomes for the project site and advised that the earliest the zoning would change would be in August/September 2023 when decisions are released on the proposed SDP. I note that this uncertainty means there is less clarity at this stage on the local planning context that will apply to a panel's assessment of the project, however I am advised that whatever the outcome, a panel could appropriately assess consent applications for the project under FTCA process.

50 CRC supported project referral but noted the project site is in a greenfield priority area for business and the project does not align with a policy in the Canterbury Regional Policy Statement requiring a restriction to industrial activities in this area. CRC also noted potential issues with take and use of groundwater at the site, any excavation that may affect aquifers and artesian flows, and disturbance of two areas of the project site identified as contaminated for residential use. I consider that a panel can appropriately consider all these matters under FTCA process and I note that CRC will have opportunity to provide comments to assist a panel's assessment.

Decision

- 51 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.
- 52 I have decided to accept Arvida Group Limited's application for referral of the Lincoln 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:
- 52.1 generate employment by creating approximately 919 direct full-time equivalent (FTE) jobs over an approximately 7-year design and construction period and approximately 66 FTE jobs through the ongoing operation of the retirement village
 - 52.2 increase housing supply for aged persons through the construction of approximately 200 residential units
 - 52.3 progress faster than would otherwise be the case under standard RMA processes.
- 53 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 Arvida Group Limited's resource consent applications from the following parties:
- 53.1 Minister for Seniors
 - 53.2 Mahaanui Kurataiao Limited.
- 54 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.
- 55 I consider there are no reasons to decide under section 24(2) of the FTCA to:
- 55.1 limit the scope of the project by referring it only in part
 - 55.2 refer the project in stages
 - 55.3 place any restrictions on the project
 - 55.4 impose specific timeframes for panel consideration.

Timing and 28-day rule

- 56 Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel³. Therefore, the Amendment Order will come into force on the

² Clause 17(6) of Schedule 6, FTCA.

³ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

date specified in the Amendment Order. Watchman Residential Limited and Arvida Group Limited may then lodge resource consent applications for their respective projects with the EPA, for consideration by a panel.

Compliance

57 The Amendment Order complies with:

57.1 the principles of the Treaty of Waitangi

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

57.3 the principles and guidelines set out in the Privacy Act 2020

57.4 relevant international standards and obligations

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

Regulations Review Committee

58 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

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

Impact Analysis

Regulatory Impact Assessment

60 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 panel⁴.

Climate Implications of Policy Assessment

61 The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements⁵ do not apply to the projects.

Publicity

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

63 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,

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

⁵ CO (20) 3 refers

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

- 64 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

- 65 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, Department of Internal Affairs, Department of Conservation, The Office for Māori Crown Relations – Te Arawhiti and the Ministry for Social Development.

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 Watchman Residential Limited's Ngongotahā Housing Development Project
 - 1.2 Arvida Group Limited's Lincoln Retirement Village Project
- 2 **note** that the Ngongotahā Housing Development 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 479 direct full-time equivalent jobs over a 5-year construction period
 - 2.2 increase housing supply through the construction of approximately 196 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 (Ngongotahā Housing Development and Lincoln Retirement Village) Amendment Order 2023 requires Watchman Residential 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:
 - 3.1 a flood hazard assessment, including modelling that accounts for the effects of climate change
- 4 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Ngongotahā Housing Development and Lincoln Retirement Village) Ngongotahā Housing Development Project to seek comments from the following additional parties:
 - 4.1 Waka Kotahi New Zealand Transport Agency
 - 4.2 Ngati Tura Ngati Te Ngākau Hapu Trust
 - 4.3 representatives of Ngāti Tuteaiti, Ngāti Ngararanui and Ngāti Rautao hapū
- 5 **note** that the Lincoln 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:
 - 5.1 generate employment by creating approximately 919 direct full-time equivalent jobs over an approximately 7-year design and construction period and approximately 66 full-time equivalent jobs through the ongoing operation of the retirement village

- 5.2 increase housing supply for aged persons through the construction of approximately 200 residential units
- 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 (Ngongotahā Housing Development and Lincoln Retirement Village) Amendment Order 2023 requires an expert consenting panel appointed to consider Arvida Group Limited's Lincoln Retirement Village Project to seek comments from the following additional parties:
 - 6.1 Minister for Seniors
 - 6.2 Mahaanui Kurataiao Limited
- 7 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Ngongotahā Housing Development and Lincoln Retirement Village) Amendment Order 2023 to the Executive Council
- 8 **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 (Ngongotahā Housing Development and Lincoln Retirement Village) 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
Otago 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 Pūtahi, 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 Pūtahi, 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 Pūtahi	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

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 - Kaitiaia	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.