

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister of Revenue

Associate Minister of Finance



7 February 2023

BRF-2679

Ministers of/for:

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

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral applications – Metlifecare Retirement Village - Karori Project, Man Street Hotel – Queenstown Project and Teal Park Project

I have received three applications to refer projects to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

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

The projects are described in Appendix A, and the application documents are in Attachment 1 to 3.

I invite you to provide written comments on the referral applications. If I accept the applications and the projects are referred, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 (RMA) for the projects, and panels will be appointed to consider and decide them. The applicants must provide more detailed environmental assessments and cultural impact assessments as part of their RMA applications. You will have an opportunity at that stage to provide comments to the panels.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when deciding whether or not to accept the referral applications.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned above a faint, light blue rectangular stamp.

Hon David Parker
Minister for the Environment

Appendix:

A. Description of proposed projects

Attachment:

1. Application to refer the Metlifecare Retirement Village - Karori Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Application to refer the Man Street Hotel – Queenstown Project to an expert consenting panel, including supporting information (Databox link in covering email)
3. Application to refer the Teal Park Project to an expert consenting panel, including supporting information (Databox link in covering email)

Attachment A - Proposed projects

Project	Applicant	Details
Metlifecare Retirement Village – Karori Project	Metlifecare Retirement Villages Limited	<p>The project is to redevelop an existing retirement village on a 1.2 hectare site to construct and operate a new retirement village at 29 Messines Road, Karori, Wellington, consisting of approximately 80 residential units and 55 care suites in 4 buildings of 3 and 4 storeys in height.</p> <p>The project will include communal amenity spaces, parking (including basement parking), connections to infrastructure, landscaping and planting.</p> <p>The project involves activities such as building demolition, vegetation clearance, carrying out earthworks, constructing buildings, structures and infrastructure, discharging stormwater and contaminants to land, installing signage, landscaping and planting.</p>
Man Street Hotel – Queenstown Project	The Queenstown Hotel NZ Limited Partnership	<p>The project is to construct and operate a hotel up to 6 storeys (20.6 metres) in height above an existing 2-storey basement car parking building at 12-26 Man Street, Queenstown and the adjacent road reserve. The hotel will include approximately 175-185 guest rooms, loading zone and connections to existing infrastructure.</p> <p>The project site is a strata title covering the airspace above a carpark building (which is on a separate title), and the project proposes to construct above this carpark. All height limits in the Queenstown Lakes District Plan relating to the site are above the podium level of this carpark.</p> <p>The project involves activities such as demolishing buildings and structures, constructing buildings, constructing vehicle access, loading and parking areas, discharging stormwater to land.</p>
Teal Park Project	Neil Construction Limited and Maraetai Land Development Limited	<p>The project is to subdivide a greenfield site covering approximately 14.7 hectares at 2-10, 11 and 12-18 Kauri Road, and 150-152 Brigham Creek Road, Whenuapai, Auckland. The project includes 273 residential lots, 9 light industrial lots and construction of industrial units on the lots, public roads and public reserve intended to be vested with Auckland Council and supporting infrastructure including accessways and three-waters services. The proposed public reserve will be developed into a commercial cafe and associated parking and remain in private ownership if not vested with Auckland Council.</p>