

## **In Confidence**

### **Office of the Minister for the Environment**

#### **Chair, Cabinet**

### **COVID-19 Recovery (Fast-track Consenting) Referred Projects (Metlifecare Retirement Village – Karori) 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 (Metlifecare Retirement Village – Karori) 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 a project referred to an expert consenting panel (panel):
  - 2.1 Metlifecare Retirement Villages Limited's Metlifecare Retirement Village – Karori Project (Schedule 71).

#### **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 an application from Metlifecare Retirement Villages Limited to fast-track the Metlifecare Retirement Village – Karori Project.
- 7 The Project is a redevelopment of an existing retirement village in Karori, Wellington.
- 8 I sought written comments on the application from the relevant local authorities, relevant Ministers prescribed by the FTCA including the Minister for Seniors, and from Wellington Water Limited.
- 9 I considered all comments received and the report prepared under section 17 of the FTCA. I also requested and considered further information from the applicant.

- 10 I have accepted the Metlifecare Retirement Village – Karori Project for referral as I am satisfied it meets the eligibility criteria specified in section 18 of the FTCA. It will help achieve the FTCA's purpose by generating employment and contributing to housing supply.
- 11 I consider the project 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 Resource Management Act 1991 (RMA) and the purpose of the FTCA.
- 12 I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables Metlifecare Retirement Villages Limited to apply via the EPA to a panel for the relevant approvals needed under the RMA for the project, in accordance with the process in the FTCA.

## Background

- 13 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 provisions remains in place until the FTCA is repealed in July 2023.
- 14 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.
- 15 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.
- 16 I receive weekly updates on the projects accessing the fast-track provisions and their progress.
- 17 As of 8 May 2023, 167 applications have been made under the FTCA to refer projects to a panel, of which:
  - 17.1 70 projects have been referred and Orders in Council gazetted. Details are in Appendix one. In summary, for these projects:
    - 17.1.1 35 have been granted RMA approvals by a panel (Kapuni Green, Ariki Tahi Sugarloaf Wharf and The Botanic are under appeal)
    - 17.1.2 2 have had applications for RMA approvals declined by a panel (Flints Park – Ladies Mile is under appeal)

- 17.1.3 14 are under active panel consideration
- 17.1.4 17 have yet to lodge RMA applications
- 17.1.5 2 have subsequently decided not to seek RMA approvals through the panel process or have withdrawn from a panel process before it was completed.
- 17.2 6 projects have been accepted for referral and are awaiting Orders in Council. This includes the project that is the subject of this paper
- 17.3 45 referral applications are being processed and are yet to receive referral decisions
- 17.4 31 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
- 17.5 15 referral applications have been withdrawn by the applicants.
- 18 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: Metlifecare Retirement Villages Limited's Metlifecare Retirement Village – Karori Project**

- 19 Metlifecare Retirement Villages Limited applied to use the fast-track consenting process for the Metlifecare Retirement Village – Karori Project. The project is to redevelop a 1.2-hectare site at 29 Messines Road, Karori, Wellington, to remove an existing retirement village and construct and operate a new retirement village consisting of approximately 80 independent-living residential units and 55 care suites in approximately 4 buildings, each 3 or 4 storeys in height. The project will include community amenity spaces, parking (including basement parking), connections to infrastructure, landscaping and planting.
- 20 I sought written comments on the referral application from the relevant local authorities Wellington City Council (WCC) and Greater Wellington Regional Council (GWRC), from relevant Ministers as determined by section 21(6) of the FTCA including the Minister for Seniors, and from Wellington Water Limited (WWL).
- 21 To better understand the implications of instruments on the records of title for the project site, including encumbrances to The Selwyn Foundation, I sought further information under section 22 of the FTCA from the applicant.

*Overview of comments*

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

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

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

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

25 WCC considered project referral is appropriate, provided that any adverse effects generated by the proposal that would normally be addressed through the RMA process are otherwise appropriately addressed through the FTCA process. I am confident that the FTCA process provides for appropriate consideration of adverse environmental effects.

26 GWRC did not oppose project referral and requested that any conditions of a resource consent granted by a panel should be consistent with similar developments consented by GWRC in the region. As I noted above, it is not appropriate for me to make directions on conditions applying to consents granted by a panel and so I have not included such direction in the Amendment Order.

27 WCC and GWRC both requested further directions to the applicant, relating to provision of information, that I have considered but do not consider is necessary.

28 WWL did not comment on the appropriateness of project referral but noted that either onsite storage and/or a booster pump for water supply, or upgrades to the external water supply network would be required for the development to meet minimum serviceability requirements. WWL considered these are fundamental issues that need resolution before consenting is advanced.

#### *Decision*

29 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 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.

30 I have decided to accept Metlifecare Retirement Villages Limited's application for referral of the 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:

30.1 generate employment by creating approximately 304 direct full-time equivalent (FTE) jobs and 864 indirect FTE jobs over a 6-year design and construction period

30.2 contribute to housing supply by constructing approximately 80 independent-living residential units and 55 care suites

30.3 progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

- 31 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 FTCA<sup>1</sup>. In addition to these requirements and to address matters raised, I have decided to specify a panel must seek comment on Metlifecare Retirement Villages Limited's resource consent applications from the Minister for Seniors, WWL and The Selwyn Foundation, as listed in Appendix three.
- 32 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.
- 33 I have not decided under section 24(2) of the FTCA to:
- 33.1 limit the scope of the project by referring it only in part
  - 33.2 refer the project in stages
  - 33.3 place any restrictions on the project
  - 33.4 impose specific timeframes for panel consideration.

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

- 34 Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel<sup>2</sup>. Therefore, the Amendment Order will come into force the day after publication in the New Zealand Gazette. Metlifecare Retirement Villages Limited may then lodge resource consent applications with the EPA, for consideration by a panel.

### **Compliance**

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

### **Regulations Review Committee**

- 36 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.

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<sup>1</sup> Clause 17(6) of Schedule 6, FTCA.

<sup>2</sup> ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

## **Certification by Parliamentary Counsel Office**

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

## **Impact Analysis**

### *Regulatory Impact Assessment*

- 38 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 panel<sup>3</sup>.

### *Climate Implications of Policy Assessment*

- 39 The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements<sup>4</sup> do not apply to the project.

## **Publicity**

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

## **Proactive release**

- 42 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**

- 43 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 and The Office for Māori Crown Relations – Te Arawhiti.

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<sup>3</sup> ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

<sup>4</sup> CO (20) 3 refers

## 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 application for referral of Metlifecare Retirement Villages Limited's Metlifecare Retirement Village – Karori Project to a panel.
- 2 **note** that the 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 creating approximately 304 direct full-time equivalent (FTE) jobs and 864 indirect FTE jobs over a 6-year design and construction period
  - 2.2 contribute to housing supply by constructing approximately 80 independent-living residential units and 55 care suites
  - 2.3 progress faster than would otherwise be the case under standard Resource Management Act 1991 process.
- 3 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Metlifecare Retirement Village – Karori) Amendment Order 2023 requires an expert consenting panel appointed to consider Metlifecare Retirement Villages Limited's Project to seek comments from the Minister for Seniors, Wellington Water Limited and The Selwyn Foundation, as listed in Appendix three
- 4 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Metlifecare Retirement Village – Karori) Amendment Order 2023 to the Executive Council
- 5 **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 (Metlifecare Retirement Village – Karori) Amendment Order 2023 will come into force the day after publication in the New Zealand Gazette.

Authorised for lodgement

Hon David Parker  
**Minister for the Environment**

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

Referred projects 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 Paenl (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)
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	Lodgement expected 2023
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

**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 – application lodged October in progress.
Unitec Residential Development	Application 1 - application lodged October in progress. Application 2 - application lodged October in progress. Application 3 – application lodged November in progress
Papakāinga Development – Waitara, Taranaki	Expecting lodgement 2022
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 Metlifecare Retirement Villages Limited's Metlifecare Retirement Village – Karori Project**

An expert consenting panel appointed to consider Metlifecare Retirement Villages Limited's resource consent applications for the Metlifecare Retirement Village – Karori Project must seek comments from the following additional persons/organisations:

1. Minister for Seniors
2. Wellington Water Limited
3. The Selwyn Foundation.