

In Confidence

Office of the Minister for the Environment

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021

Proposal

1. This paper seeks authorisation for submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 (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 Silverlight Studio Limited's, Silverlight Studios (Schedule 10)
 - 2.2 Otago Viticulture and Oenology Limited's (trading as Brennan Wines), Brennan winery, restaurant, education and event complex (Schedule 11)
 - 2.3 CPM 2019 Limited's, Nola Estate (Schedule 12).

Executive Summary

3. The COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) is one of the Government's actions to support New Zealand's economic recovery from COVID-19. The FTCA enables any person to apply to the Minister for the Environment (the Minister) to access the fast-track process for their project. If the Minister accepts an application, it is referred by Order in Council allowing an applicant to lodge, via the Environmental Protection Authority (EPA), a resource consent application or notice of requirement for a designation with a panel for consideration.
4. This paper seeks authorisation to fast-track three projects from Silverlight Studio Limited, Otago Viticulture and Oenology Limited (trading as Brennan Wines), and CPM 2019 Limited and refer them to a panel.
5. I have considered the reports prepared under section 17 of the FTCA, whether these projects help achieve the purpose of the FTCA, and I sought written comments from relevant Ministers, local authorities, one iwi authority and Auckland Transport. I have also requested and considered further information from the applicants.
6. I have accepted the Silverlight Studio Limited's, Silverlight Studios for referral as it has the potential to:
 - 6.1 provide employment opportunities with up to 300 jobs during the construction phase and up to 1,200 jobs during operation

- 6.2 provide training opportunities that will enable people impacted by the economic impacts of COVID-19 to upskill in the film sector
- 6.3 create economic benefits for Queenstown Lakes District, the Otago Region, and the film industry; areas and industries affected by COVID-19.
7. I have accepted Otago Viticulture and Oenology Limited's (trading as Brennan Wines), Brennan winery, restaurant, education and event complex for referral as it has the potential to:
 - 7.1 provide specialist and local employment opportunities for construction jobs and ongoing permanent jobs in the Otago wine-making region and other regions
 - 7.2 create economic benefits for the winemaking industry, being an industry affected by COVID-19, by upskilling New Zealanders into the viticultural and winemaking workforce.
8. I have accepted CPM 2019 Limited's, Nola Estate for referral as it has the potential to:
 - 8.1 provide employment opportunities for an estimated 609 Full Time Equivalent construction jobs and ongoing additional permanent jobs
 - 8.2 have broader short-term and long-term economic benefits associated with the construction workforce and more people settling in the area
 - 8.3 increase housing supply by enabling the development of two, three and four bedroom residential units in response to the housing supply shortage in Auckland.
9. I consider that all three projects will help to achieve the purpose of the FTCA and any adverse effects and mitigation measures can be considered and determined by a panel having regard to Part 2 of the Resource Management Act 1991 (RMA) and the purpose of the FTCA. All three projects will be able to progress sooner using the processes provided by the FTCA than if consents were sought through standard RMA processes.
10. I now seek authorisation for submission to the Executive Council of the Amendment Order. The Amendment Order enables Silverlight Studios Limited, Otago Viticulture and Oenology Limited (trading as Brennan Wines) and CPM 2019 Limited to apply via the EPA to a panel for the relevant resource consents in accordance with the process in the FTCA.

Background

11. The FTCA enables any person to apply to the Minister to fast-track a resource consent application or notice of requirement for their project. If the Minister accepts an application, it is referred by Order in Council allowing an applicant to lodge a resource consent application or notice of requirement for a designation with a panel for consideration. A diagram of the fast-track process is provided in Appendix one.
12. As of 20 January 2021, I have received 34 applications for projects to be considered for referral to a panel through an Order in Council, of which:
 - 12.1 eight applications have been referred and Orders in Council gazetted. The consent applications for Winton Property Limited's Northbrook Wanaka Retirement Village and Ryman Healthcare's Kohimarama Comprehensive Retirement Village are expected to be lodged with the EPA late January or early February 2021

- 12.2 three applications that are the subject of this cabinet paper have been approved for referral (Silverlight Studios, Brennan winery, restaurant, education and event complex and Nola Estate)
 - 12.3 eight applications have been declined for a range of reasons including that they do not meet the purpose of the FTCA and it would be more appropriate for them to go through the standard consenting process under the RMA
 - 12.4 three applications have been withdrawn
 - 12.5 twelve applications are still being processed.
13. Three listed applications are with the EPA for consideration by a panel. A decision is due soon on the Te Ara Tūpua – Ngauranga to Petone shared path, and a panel will shortly be appointed for both the Waitohi Picton Ferry Precinct Redevelopment and Queenstown Arterials Project. For an update on the specific projects that are listed under the FTCA a table is provided in Appendix two.

Project for referral: Silverlight Studios Limited's, Silverlight Studios

- 14. Silverlight Studios Limited has applied to use the fast-track consenting process for the Silverlight Studios. This Project includes the construction and operation of a film studio complex including film location sets, post-production facilities and offices, a film school, a screening theatre, a New Zealand film exhibition and supporting facilities (including food services and retail) and infrastructure (such as roading, water, wastewater, stormwater and other utilities) at 707 Wanaka Luggate Highway (State Highway 6), approximately 7km to the east of Wanaka.
- 15. The Project scope includes bulk earthworks, landscaping, vehicle and pedestrian access and parking, alteration of a reservoir, the taking and use of groundwater and discharge to land.
- 16. Under standard RMA processes this Project would require land use consent from Queenstown Lakes District Council (QLDC) and water take and discharge permits from Otago Regional Council (ORC).
- 17. To better understand the environmental effects, job creation potential and investment certainty of this Project, I sought further information from Silverlight Studios Limited under section 22 of the FTCA.

Comments received

- 18. In accordance with section 21 of the FTCA, I sought written comments on this application from relevant Ministers and the local authorities. A summary of responses received is noted below.

19. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

20. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

20.1 [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

- 20.2 [REDACTED] s 9(2)(f)(ii), s 9(2)(g)(i)
21. [REDACTED] s 9(2)(f)(ii), s 9(2)(g)(i)
22. [REDACTED] s 9(2)(f)(ii), s 9(2)(g)(i)
23. QLDC, in its capacity as a consenting authority, considered the Project was appropriate for referral. QLDC noted the opportunity arising from the Project to provide new employment in the Wanaka area and to diversify the local economy, to capitalise on an opportunity to assist the international film industry in its recovery from COVID-19 and to align to the government's agenda for developing New Zealand's film industry capacity.
24. QLDC noted the stopping of an unformed legal road could delay the Project and recommended if the Project is referred that the applicant provides specific information to a panel about its landscape, visual, integrated transport, acoustics, three waters, economic and social, and lighting effects. QLDC also recommended a panel seek comment from Waka Kotahi NZ Transport Agency, Department of Conservation, Ngāi Tahu, Aukaha, Te Ao Marama, Queenstown Airport Corporation, and Fire and Emergency New Zealand.
25. ORC considers there is no reason why this Project could not be referred, noting it will provide social and economic benefits including construction and operational jobs and benefit New Zealand's film industry.
26. ORC also recommended that if the Project is referred the applicant provides specific information to a panel about the Project's wastewater volume and disposal, water take and stormwater and the Project's effects on the freshwater and groundwater, and a panel seek comment from Department of Conservation, Ngāi Tahu, Aukaha, Te Ao Marama and Otago Fish and Game.

Decision

27. In making my decision I considered the application and further information received, comments received from relevant Ministers, QLDC and ORC, and the eligibility criteria in section 18 of the FTCA¹. I also considered the report prepared under section 17 of the FTCA, which did not identify any considerations that would preclude referral of this application.
28. I have decided to accept Silverlight Studio Limited's Silverlight Studios for referral to a panel. I consider the project meets the eligibility criteria in section 18 of the FTCA and achieves the purpose of the FTCA by:
- 28.1 providing employment opportunities with up to 300 jobs during the construction phase and up to 1,200 jobs during operation
 - 28.2 providing training opportunities that will enable people impacted by the economic impacts of COVID-19 to upskill in the film sector

¹ In accordance with section 24, Decision to accept application for referral, of the FTCA.

- 28.3 creating economic benefits for Queenstown Lakes District, the Otago Region and the film industry, being people and industries affected by COVID-19
- 28.4 enabling the Project to progress faster by using the processes provided by the FTCA than would otherwise be the case.
29. To address site specific matters raised by QLDC and ORC I have decided to request the applicant provide to the panel² an integrated transport assessment prepared in consultation with NZ Transport Agency, a lighting assessment and three waters services report. The full list of information I have decided to direct the applicant to provide a panel is provided in Appendix three.
30. The FTCA requires that a panel invite comments from the relevant local authorities, relevant iwi authorities, Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land and specific non-governmental organisations and other groups listed in the FTCA including Infrastructure NZ and the Property Council³. In addition to these requirements and to address site specific matters raised by the s 9(2)(f)(ii), s 9(2)(g)(i) QLDC and ORC, I have decided to direct a panel to seek comment on any consent application before it from the Minister for Economic and Regional Development, Minister of Immigration, Queenstown Airport Corporation Limited, New Zealand Transport Agency and Fire and Emergency New Zealand⁴ (see Appendix three).
31. I consider there are no other reasons under section 24(2) of the FTCA to:
- 31.1 limit the scope of the Project by referring it only in part
 - 31.2 refer the Project in stages
 - 31.3 place any restrictions on the Project
 - 31.4 impose specific timeframes for panel consideration.

Project for referral: Otago Viticulture and Oenology Limited (trading as Brennan Wines), Brennan winery, restaurant, education and event complex

32. Otago Viticulture and Oenology Limited (trading as Brennan Wines) has applied to use the fast-track consenting process for the Brennan winery, restaurant, education and event complex located at 110 Gibbston Back Road, Gibbston, Otago. This Project is to extend and operate an existing vineyard; to construct and operate a winery complex and associated facilities, an onsite winemaking facility, restaurant, cellar door, barrel hall for events and an education facility.
33. The Project works include expanding existing buildings and constructing new buildings, demolition works, earthworks associated with construction works, site levelling and infrastructure works, landscaping and plantings, lighting, construction of roading, walkway and other transport infrastructure required for the development including parking, construction of water and wastewater infrastructure and the taking and use of groundwater and surface water.
34. Under standard RMA processes this project would require land use consent from QLDC and water take and discharge permits from ORC.

² Section 24(2)(d) of the FTCA.

³ Clause 17(6) of Schedule 6, FTCA.

⁴ Section 24(2)(e) and Clause 17(7) of Schedule 6, FTCA.

35. To better understand the environmental effects, including on Te Ao Māori cultural wellbeing, and the job creation potential and investment certainty of this Project, I sought further information from Otago Viticulture and Oenology Limited (trading as Brennan Wines) under section 22 of the FTCA.

Comments received

36. In accordance with section 21 of the FTCA, I sought written comments on this application from relevant Ministers and local authorities. A summary of responses received is noted below.

37. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

38. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

39. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

40. QLDC considered that the Project is likely to be fast-track appropriate given the public benefit and the general alignment with the council's District Plan. The comments raised relevant matters requiring assessment, including effects on landscape values, wastewater disposal and the transport network. The comments also raised concern regarding potential adverse effects from the scale of the development and activities on State Highway 6.

41. ORC does not support the fast-track consenting process for this Project, advising that there is no reason why this application could not go through the standard RMA consent process. ORC raised no issues that a discharge consent for the winery would be sought separately from this project. ORC also raised no issues regarding portable water supply, though noted that while the applicant intends to use existing water permits for the additional winemaking and activities, new water permits may be required.

Decision

42. In making my decision I considered the application and further information received, comments received from relevant Ministers, QLDC and ORC and the eligibility criteria in section 18 of the FTCA. I also considered the report prepared under section 17 of the FTCA, which did not identify any considerations that would preclude this application being referred to a panel.

43. I have decided to accept Otago Viticulture and Oenology Limited's (trading as Brennan Wines) Brennan winery, restaurant, education and event complex for referral to a panel. I consider the Project meets the eligibility criteria in section 18 of the FTCA and will help to achieve the purpose of the FTCA by:

- 43.1 providing specialist and local employment opportunities for construction jobs and ongoing permanent jobs in the Otago wine-making region and other regions

- 43.2 create economic benefits for the winemaking industry, being an industry affected by COVID-19, by upskilling New Zealanders into the viticultural and winemaking workforce
- 43.3 enable construction to start sooner than if consents were sought through standard RMA processes.
44. The FTCA requires that a panel invite comments from the relevant local authorities, relevant iwi authorities, Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land and specific non-governmental organisations and other groups listed in the FTCA including Infrastructure NZ and the Property Council. In addition to these requirements, I have directed the Panel to seek comment from Waka Kotahi NZ Transport Agency to respond to QLDC's concerns that the project may have adverse effects on State Highway 6 (see Appendix four).
45. I consider there are no other reasons under section 24(2) of the FTCA to:
- 45.1 limit the scope of the Project by referring it only in part
 - 45.2 refer the Project in stages
 - 45.3 place any restrictions on the Project
 - 45.4 require the applicant to provide any specific information to the panel
 - 45.5 impose specific timeframes for panel consideration.

Project for referral: CPM 2019 Limited, Nola Estate

46. CPM 2019 Limited has applied to use the fast-track consenting process for Nola Estate, located at 460 to 465 West Coast Road, 467 to 478 West Coast Road, and 317 to 345 Glengarry Road, Glen Eden Auckland. This Project is to subdivide land and construct approximately 246 residential units (including approximately 140 dedicated to KiwiBuild), a commercial centre, café, community centre, communal open space and associated infrastructure.
47. Nola Estate's Project scope includes subdivision of land and construction of buildings, earthworks (including bulk earthworks) and discharges associated with the earthworks, landscaping including plantings, the construction of roading, walkways, and other transportation infrastructure required for the development, and the construction of three waters infrastructure.
48. Under standard RMA processes this Project would require a land use, subdivision and discharge consents from Auckland Council.
49. To better understand the environmental effects, the job creation potential and investment certainty of this Project, I sought further information from CPM 2019 Limited under section 22 of the FTCA.

Comments received

50. In accordance with section 21 of the FTCA, I sought written comments on this application from relevant Ministers, local authority, Auckland Transport and Te Kawerau Iwi Settlement Trust. A summary of responses received is noted below.

51. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

52. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

53. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

54. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

55. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

56. [Redacted] s 9(2)(f)(ii), s 9(2)(g)(i)

57. Auckland Council noted significant concerns with the Project; in summary that:

57.1 it would warrant public notification due to the intensity of development proposed within the Single House Zone

57.2 it is contrary to the high-level policy framework in the Auckland Plan and Auckland Unitary Plan

57.3 it also potentially warrants public notification, due to potential adverse effects on the transport network, infrastructure and character and amenity, particularly on neighbours and public travelling along West Coast Road

57.4 consideration of effects is required on Auckland Transport and Watercare assets

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- 57.5 comments should be sought from Hoani Waititi Marae a significant neighbouring Māori community complex (pan-tribal marae).
58. Auckland Council referred the application to Auckland Transport, Healthy Waters, Watercare and the Waitakere Ranges Local Board, Auckland councillors and the Independent Māori Statutory Board, and included their comments in their response.
59. Auckland Transport advised it did not currently have enough information to determine whether the development would result in adverse transport effects, or whether any potential mitigation measures would be suitable to manage effects. They noted that West Coast Road is an arterial road and any new vehicle access to the road requires consent. They also raised concerns regarding the proposed vehicle access points to West Coast Road and matters that need to be addressed as part of the consent application to the EPA, including the requirement of an integrated transport assessment that includes traffic modelling to determine mitigate measures that may be required.

Decision

60. In making my decision I considered the application and further information received, comments received from relevant Ministers, Auckland Council and Auckland Transport, and the eligibility criteria in section 18 of the FTCA. I also considered the report prepared under section 17 of the FTCA, which did not identify any considerations that would preclude this application being referred to a panel.
61. I have decided to accept CPM 2019 Limited's Nola Estate project for referral to a panel. I consider the Project meets the eligibility criteria in section 18 of the FTCA and will help to achieve the purpose of the FTCA by:
- 61.1 providing employment opportunities for an estimated 609 Full Time Equivalent construction jobs and ongoing additional permanent jobs
 - 61.2 providing broader short-term and long-term economic benefits associated with the construction workforce and more people settling in the area
 - 61.3 increasing housing supply by enabling the development of two, three and four bedroom residential units in response to the housing supply shortage in Auckland
 - 61.4 enabling construction to start sooner than if consents were sought through standard RMA processes.
62. To address site-specific matters raised by Auckland Council and Auckland Transport I have decided to request the applicant provide to the panel integrated transport, stormwater, infrastructure, urban design and landscape and visual assessments. The full list of information I have decided to direct the applicant to provide a panel is provided in Appendix five.
63. The FTCA requires that a panel invite comments from the relevant local authorities, relevant iwi authorities (including for this site Te Ākitai Waiohua Iwi Authority ^{s 9(2)(f)(ii), s 9(2)(g)(i)}), Treaty settlement entities, specific Ministers, owners and occupiers of adjacent land and specific non-governmental organisations and other groups listed in the FTCA including Infrastructure NZ and the Property Council. In addition to these requirements and to address site-specific matters raised by the ^{s 9(2)(f)(ii), s 9(2)(g)(i)} Auckland Council and Auckland Transport I have decided to direct a panel to seek comment on any consent applications before it from Auckland Transport, Watercare Services Limited,

representatives of Hoani Waititi Marae and Ngāti Te Ata Claims Support Whānau Trust (see Appendix five).

64. I consider there are no other reasons under section 24(2) of the FTCA to:
- 64.1 limit the scope of the Project by referring it only in part
 - 64.2 refer the Project in stages
 - 64.3 place any restrictions on the Project
 - 64.4 impose specific timeframes for panel consideration.

Timing and 28-day rule

65. Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel⁵. Therefore, the No. 5 Amendment Order will come into force the day after publication in the New Zealand Gazette. This will enable applications for resource consents to be lodged with the EPA, for consideration by a panel, the day after the Amendment Order is gazetted, for:
- 65.1 Silverlight Studio Limited's, Silverlight Studios
 - 65.2 Otago Viticulture and Oenology Limited's (trading as Brennan Wines), Brennan winery, restaurant, education and event complex
 - 65.3 CPM 2019 Limited's, Nola Estate.

Compliance

66. The Amendment Order complies with:
- 66.1 the principles of the Treaty of Waitangi
 - 66.2 the rights and freedoms contained in the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993
 - 66.3 the principles and guidelines set out in the Privacy Act 1993
 - 66.4 relevant international standards and obligations
 - 66.5 the Legislation Guidelines (2018 edition), which are maintained by the Legislation Design and Advisory Committee.

Regulations Review Committee

67. 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

68. The Amendment Order has been certified by the Parliamentary Counsel Office (PCO) as being in order for submission.

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

Impact Analysis

Regulatory Impact Assessment

69. 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 panel⁶.

Climate Implications of Policy Assessment

70. The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements do not apply to these projects.
71. The decision to refer the Silverlight Studios, Brennan winery, restaurant, education and event complex and Nola Estate projects to a panel will not have direct emissions impacts. Likely emissions implications of the projects have been considered at a high-level during the formal application process and are also expected to be considered by the panels in their assessment of any adverse effects arising from the projects.

Publicity

72. The Amendment Order will be available on the New Zealand Legislation website following its notification in the New Zealand Gazette.
73. As required under section 25 of the FTCA, my decision to refer the projects to a panel for consideration, the reasons for these decisions, and the report obtained under section 17 will be made available to the public on the Ministry for the Environment's website.

Proactive Release

74. 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

75. I have considered the matters raised by the relevant Ministers, local authorities, one iwi authority and Auckland Transport (other persons invited to comment) and am satisfied that the projects meet the purpose of the FTCA. Any specific issues raised can be addressed by the panels in their substantive decision-making role.
76. The Ministry for the Environment sought comment on this paper from the Department of Conservation, Ministry for 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 and The Ministry for Māori Crown Relations - Te Arawhiti.

⁶ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer.

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 following applications for referral to a panel:
 - 1.1 Silverlight Studio Limited's, Silverlight Studios
 - 1.2 Otago Viticulture and Oenology Limited's (trading as Brennan Wines), Brennan winery, restaurant, education and event complex
 - 1.3 CPM 2019 Limited's, Nola Estate
2. **note** that Silverlight Studio Limited's, Silverlight Studios project meets the eligibility criteria in section 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and is considered to help achieve the purpose of the FTCA by:
 - 2.1 providing employment opportunities with up to 300 jobs during the construction phase and up to 1,200 jobs during operation.
 - 2.2 providing training opportunities offered through the Project will enable people impacted by the economic impacts of COVID-19 to upskill in the film sector
 - 2.3 creating economic benefits for Queenstown Lakes District, the Otago Region and the film industry, being people and industries affected by COVID-19
 - 2.4 enabling the Project to progress faster by using the processes provided by the FTCA than would otherwise be the case
3. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 directs Silverlight Studios Limited to provide to an expert consenting panel integrated transport and lighting assessments and three waters services report as detailed in Appendix three
4. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 directs an expert consenting panel appointed to consider Silverlight Studios Limited's, Silverlight Studios to seek comments from the Minister for Economic and Regional Development, Minister of Immigration, Queenstown Airport Corporation Limited, New Zealand Transport Agency and Fire and Emergency New Zealand (see Appendix three)
5. **note** that Otago Viticulture and Oenology Limited's (trading as Brennan Wines), Brennan winery, restaurant, education and event complex meets the eligibility criteria in section 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and is considered to help achieve the purpose of the FTCA by:
 - 5.1 providing specialist and local employment opportunities for construction jobs and ongoing permanent jobs in the Otago wine-making region and other regions
 - 5.2 creating economic benefits for the winemaking industry, being an industry affected by COVID-19, by upskilling New Zealanders into the viticultural and winemaking workforce
 - 5.3 enabling construction to start sooner than if consents were sought through standard RMA processes

6. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 directs an expert consenting panel appointed to consider Otago Viticulture and Oenology Limited's Brennan winery, restaurant, education and event complex to seek comments from the New Zealand Transport Agency (see Appendix four)
7. **note** that CPM 2019 Limited's, Nola Estate meets the eligibility criteria in section 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and is considered to help achieve the purpose of the FTCA by:
 - 7.1 providing employment opportunities for an estimated 609 Full Time Equivalent construction jobs and ongoing additional permanent jobs
 - 7.2 providing broader short-term and long-term economic benefits associated with the construction workforce and more people settling in the area
 - 7.3 increasing housing supply by enabling the development of two, three and four bedroom residential units in response to the housing supply shortage in Auckland
 - 7.4 enabling construction to start sooner than if consents were sought through standard RMA processes
8. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 directs CPM 2019 Limited to provide to an expert consenting panel integrated transport, stormwater, infrastructure, urban design and landscape and visual assessments as detailed in Appendix five
9. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 directs an expert consenting panel appointed to consider CPM 2019 Limited's, Nola Estate to seek comments from Auckland Transport, Watercare Services Limited, representatives of Hoani Waititi Marae and Ngāti Te Ata Claims Support Whānau Trust (see Appendix five)
10. **authorise** the submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021
11. **note** that on 27 July 2020, Cabinet agreed [CAB-20-MIN-0353 refers] to waive the 28-day rule so that Orders in Council made under the COVID-19 Recovery (Fast-track Consenting) Act 2020 can come into force as soon as they are notified in the New Zealand Gazette
12. **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2021 will come into force the day after publication in the New Zealand Gazette.

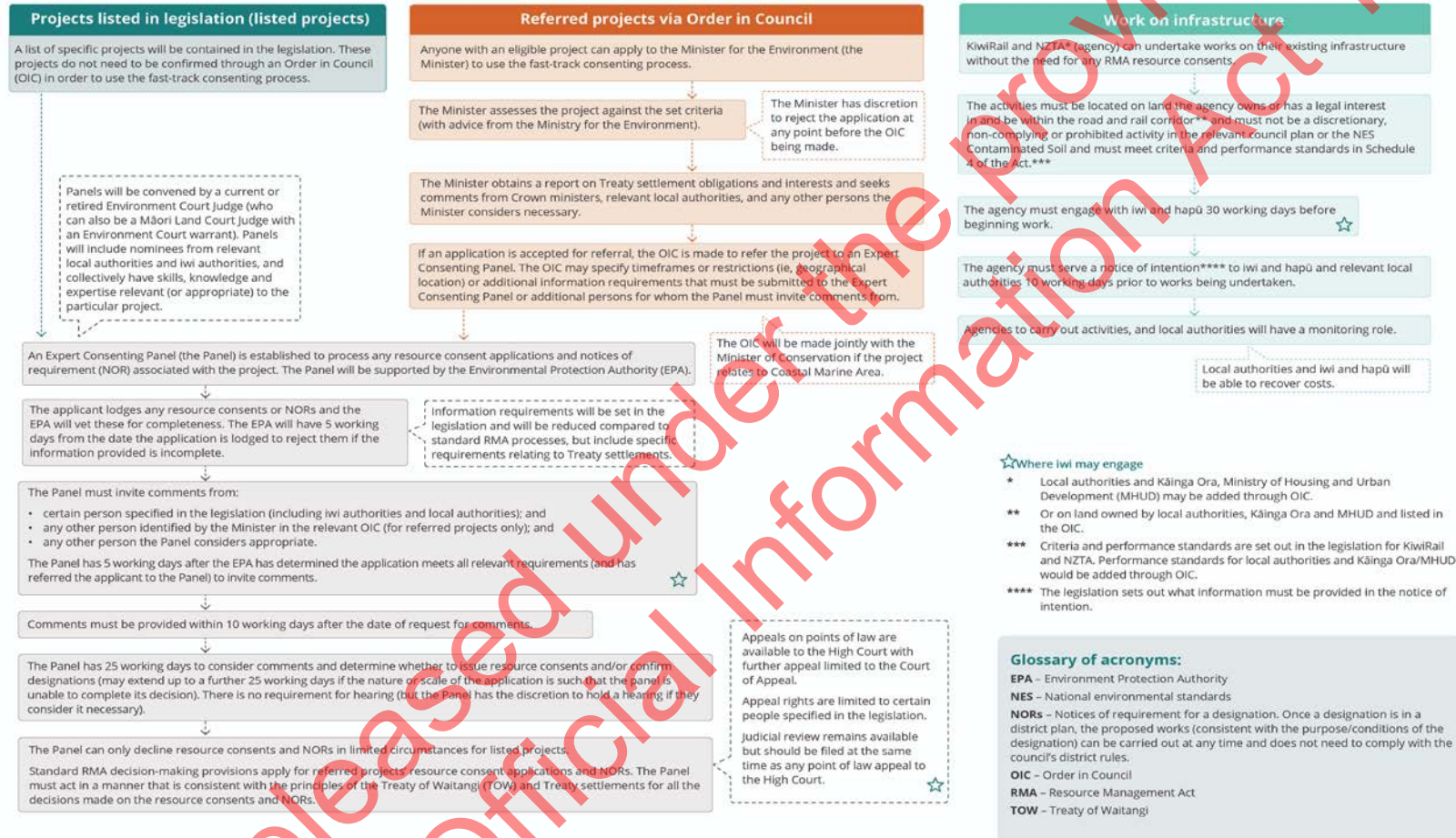
Authorised for lodgement

Hon David Parker
Minister for the Environment

Appendix one – Diagram of how the Fast-track consenting process works

Fast-track consenting process

This diagram shows the processes to be followed for projects to be fast tracked under the COVID-19 Recovery (Fast-track Consenting) Act 2020.



Released under the provision of
the Official Information Act 1982

Appendix three – Additional requirements: Silverlight Studio Limited’s, Silverlight Studios application

Silverlight Studio Limited are directed to provide to an expert consenting panel:

1. An integrated transport assessment prepared in consultation with the New Zealand Transport Agency
2. a lighting assessment
3. a three waters services report that:
 - a. identifies preferred servicing options
 - b. assesses the alternatives considered
 - c. describes discussions and agreements with Queenstown Lakes District Council
 - d. assesses the effects of any water takes and discharges and outlines proposed mitigation

An expert consenting panel appointed to consider Silverlight Studio Limited’s Silverlight Studios must seek comments from the following additional persons/organisations:

1. Minister for Economic and Regional Development
2. Minister of Immigration
3. Queenstown Airport Corporation Limited
4. New Zealand Transport Agency
5. Fire and Emergency New Zealand

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Appendix four – Additional requirements: Otago Viticulture and Oenology Limited’s (trading as Brennan Wines), Brennan winery, restaurant, education and event complex application

An expert consenting panel appointed to consider Otago Viticulture and Oenology Limited’s (trading as Brennan Wines), Brennan winery, restaurant, education and event complex must seek comments from the New Zealand Transport Agency (trading as Waka Kotahi NZ Transport Agency)

Released under the provision of
the Official Information Act 1982

Appendix five – Additional requirements: CPM 2019 Limited’s, Nola Estate application

CPM 2019 Limited are directed to provide to an expert consenting panel:

1. an integrated transport assessment
2. stormwater assessment
3. infrastructure assessment
4. urban design assessment
5. landscape and visual assessment

An expert consenting panel appointed to consider CPM 2019 Limited’s Nola Estate must seek comments from the following additional persons/organisations:

1. Auckland Transport
2. Watercare Services Limited
3. representatives of Hoani Waititi Marae
4. representatives of the trustees of Ngāti Te Ata Claims Support Whānau Trust

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the Official Information Act 1982