

## FTC #2: Applications for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions to 30 July 2020

Date Submitted:	31 July 2020	Tracking #: 2020-B-07058	
Security Level	In-Confidence	MfE Priority:	Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decision	4 August 2020

Actions for Minister's Office Staff	<p><b>Send out attached letters</b> (if agreed and signed).</p> <p><b>Return</b> the signed briefing to MfE.</p>
Number of appendices and attachments	<p>Titles of appendices:</p> <ol style="list-style-type: none"> <li>1. Consultation letters from the Minister for the Environment to relevant Ministers of the Crown, local authorities and Heritage New Zealand</li> <li>2. Request for further information letters from the Minister for the Environment to three applicants</li> <li>3. Decline letters from the Minister for the Environment to two applicants</li> </ol>

### Ministry for the Environment contacts

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Sara Clarke		
Responsible Manager	Sara Clarke	s 9(2)(a)	✓
Director	Liz Moncrieff	s 9(2)(a)	

## FTC #2: Applications for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions to 30 July 2020

### Key Messages

1. We are seeking your decision on eight applications for referral of projects to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), as follows:
  - a. Four applications received between 9 July and 17 July 2020 and analysed in 2020-B-07024 - FTC#1: Applications for referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions to 24 July 2020;
  - b. One additional application received on 16 July, as mentioned in 2020-B-07024; and
  - c. Three applications received between 20 July and 24 July.
2. We have undertaken an initial (Stage 1) analysis of all of the applications.
3. A summary of the analysis and our recommendations for the applications are provided in Table A. You are the sole decision maker for all of the projects (none are in the Coastal Marine Area).
4. We recommend that you consult on 6 applications and decline 2 applications.
5. s 9(2)(k), s 9(2)(b)(ii)

### Action sought

6. Please indicate your decisions on the recommendations for each application listed in Table A.

### Signatures

Sara Clarke  
Manager  
Natural and Built System

## Projects to progress

3



[illegible]

Released under the provision of  
the Official Information Act 1982

Project name	Applicant	Project description and location	Project Funding	Project eligibility criteria [s18(3)]	Assessment against the purpose of the Act					Any other matters [s19(f)]	Recommendation	Decision
					Economic benefits and costs [s19(a)]	Effect on social and cultural wellbeing [s19(b)]	Likelihood project will progress faster under the Act [s19(c)]	Public benefit [s19(d)]	Potential for significant adverse effects [s19(e)]			
8 - Adapt the Executive Wing of Parliament	Parliamentary Services, Manager Buildings and Safety, David Wills	Adapt the Executive Wing of Parliament involving the demolition of the Press Gallery and construction of a building to accommodate new Ministerial suites.	This project is submitted by the Parliamentary Service with Crown funding.	Yes	<p>COVID-19 is expected to have a negative impact on the construction industry in the short to medium term.</p> <p>This is a medium sized construction related project that could provide construction and related services jobs in central Wellington.</p> <p>The location of the project and the presence of workers on the site will provide flow on effects to central city business in the immediate vicinity.</p>	<p>The enhancement of the way in which Parliamentary services, Members of Parliament and Parliament works through co-location.</p> <p>Enabling Ministers to be accommodated 'under one roof' promotes the social and cultural well-being of current and future generations.</p>	The project would proceed faster under this legislation.	<p>Job creation is one obvious public benefit.</p> <p>The public is also likely to benefit from the improved urban design as seen from Museum Street.</p> <p>There is public benefit in the removal of an earthquake prone building.</p>	<p>The project will result in the demolition of an existing heritage building (the Press Gallery) which could be considered a significant adverse effect. Heritage NZ's initial view (in 2017) is that the proposal is appropriate and that heritage effects can be appropriately managed.</p> <p>There are no other significant adverse effects.</p>		<p>a. <b>agree</b> to progress The Adaptation of the Executive Wing of Parliament to Stage 2 of the process. The project warrants further analysis because it creates employment and provides for the social wellbeing of the community and provides for future generations.</p> <p>b. <b>agree</b> to seek comment from:</p> <ul style="list-style-type: none"> <li>Ministers listed in s21(6) of the Act</li> <li>Wellington City Council</li> <li>Heritage New Zealandp</li> </ul>	<p>Yes / No</p> <p>Yes / No</p>

Released under the provisions of the Official Information Act 1982



Projects to decline

Project name	Applicant	Project description and location	Project Funding	Project eligibility criteria [s18(3)]	Assessment against the purpose of the Act					Any other matters [s19(f)]	Recommendation	Decision
					Economic benefits and costs [s19(a)]	Effect on social and cultural wellbeing [s19(b)]	Likelihood project will progress faster under the Act [s19(c)]	Public benefit [s19(d)]	Potential for significant adverse effects [s19(e)]			
3 - River Terrace masterplanned Residential Community  Cromwell  (included in 2020-B-07024 - FTC#1)	Winton Property Limited	Subdivision to create 751 residential allotments s 9(2)(b)(ii)  Construction of 701 residential dwellings.  Construction and operation of a 100 unit retirement village and 36-bed private hospital (Northbrook Cromwell Retirement Village).  Construction and operation of a neighbourhood commercial centre.	This project is submitted by a private developer.  Further due diligence will be carried out on funding in Stage 2.	Yes	The project will create 1900 jobs during peak construction, and 342 annually post-construction.	Will provide aged care facilities, residential dwellings, and commercial activities.  In November 2019, an independent hearing panel declined a private plan change to the Central Otago District Plan (Plan Change 13) requested by River Terrace Development Limited (a wholly owned subsidiary of the Winton Group) to enable a residential development at the same site. The independent hearing panel's decision included that it is unlikely that the development would provide for the social and cultural wellbeing of people and communities.	Could be advanced by up to 12-18 months by fast tracking. However, the applicant has previously acknowledged that resource consents are not the most appropriate way to achieve the outcomes sought by the project, and that a plan change process is more appropriate.	Employment, housing supply, contribution to affordable housing.  The independent hearing panel's decision on Plan Change 13 noted a particular concern that "its location, lack of available public transport and poor cycling and walking connections make it largely car-dependent". This may not contribute to a well-functioning urban environment.	It is considered that the project has the potential to have significant adverse environmental effects. This is based on the previous findings of the independent hearing panel for Plan Change 13 relating to reverse sensitivity impacts, noise and amenity adverse effects and potential loss of productive soils (which is inconsistent with the direction in the Regional Policy Statement).	It is considered more appropriate for the project to go through standard RMA processes because of the high level of Central Otago District Council (CODC) and public interest and investment there has already been on a very similar proposal.  CODC is undertaking a masterplan exercise for Cromwell to address the issue of urban growth and the project should be considered in that wider context and subject to public participation.	a. <b>decline</b> River Terrace masterplanned Residential Community for the following reasons: 1. Based on the previous findings of the independent hearing panel for Plan Change 13 (to CODC), it is considered unlikely that the project will be effective in providing for the social, economic, cultural and environmental wellbeing of people and communities. 2. Based on the previous findings of the independent hearing panel for Plan Change 13 relating to noise effects and amenity, it is considered that the project has the potential to have significant adverse environmental effects. 3. Given the high level of CODC and public interest and investment there has already been on a very similar proposal, it is considered more appropriate for the project to go through standard RMA processes. 4. The applicant has previously acknowledged that resource consents are not the most appropriate way to achieve the outcomes sought by the project, and that a plan change process is more appropriate. 5. It is understood that CODC is undertaking a masterplan exercise for Cromwell to address the issue of urban growth and the project should be considered in that wider context and subject to public participation.  b. <b>note</b> that you will need to issue a letter of your decision to decline the application to the applicant and anyone who was invited to comment on the application  c. <b>sign</b> the letter to the applicant notifying them of your decision to decline (attached in <b>Appendix 3</b> ).	Yes / No

Project name	Applicant	Project description and location	Project Funding	Project eligibility criteria [s18(3)]	Assessment against the purpose of the Act					Any other matters [s19(f)]	Recommendation	Decision
					Economic benefits and costs [s19(a)]	Effect on social and cultural wellbeing [s19(b)]	Likelihood project will progress faster under the Act [s19(c)]	Public benefit [s19(d)]	Potential for significant adverse effects [s19(e)]			
s 9(2)(k), s 9(2)(b)(ii)												

Signed:

Hon David Parker  
Minister for the Environment

Date

Released under the provision of  
the Official Information Act 1982