

**Hon David Parker** BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



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Ministers of/for:

Infrastructure; Māori Crown Relations—Te Arawhiti, Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Economic and Regional Development; Tourism; Defence; Transport; and Climate Change

Parliament Buildings  
WELLINGTON

Dear Ministers

**COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on application for referral – Oruku Landing**

Northland Development Corporation Ltd has applied to refer the Oruku Landing project (the Project) to an expert consenting panel (a 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 aim 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 and meet Treaty of Waitangi obligations.

The Project is described in the enclosed schedule, and a copy of the application is electronically attached. As the project includes parts of the Coastal Marine Area, the Acting Minister of Conservation and I will jointly decide on the referral application.

On behalf of myself and the Acting Minister of Conservation, I invite you to provide written comments on the proposed project under section 21(2) of the FTCA. We note that if this Project is referred to a panel for determination, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 for the Project. A more detailed environmental assessment and cultural impact assessment will be required as part of these applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you would like us to take them into consideration when making a decision on whether or not to accept the application and refer the project to a panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned above the typed name.

Hon David Parker  
**Minister for the Environment**

Enclosures:

- A. Schedule of proposed project
- B. Application to refer Oruku Landing project to an expert consenting panel, including supporting information

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the Official Information Act 1982

## Appendix A - Schedule of proposed project

Project	Applicant	Details
Oruku Landing	Northland Development Corporation Ltd	<p>The Project is to establish and operate a hotel and entertainment precinct including:</p> <ul style="list-style-type: none"> <li>• a multi-purpose conference and events centre incorporating a main hall/theatre, back of house facilities, cafe, meeting rooms and other associated facilities. The building will have a footprint of approximately 2946 square metres and a height of approximately 16.5 metres</li> <li>• a hotel containing approximately 132 guest rooms, a restaurant, a bar and a swimming pool. The building will be approximately 22 metres high and will have a footprint of approximately 1621 square metres. At its southern end the building will be cantilevered over the Coastal Marine Area (CMA) which requires coastal occupation rights.</li> <li>• a mixed-use building approximately 18.5 metres high, incorporating approximately 17 residential apartments, retail/commercial tenancies and a car park for approximately 190 cars. The building footprint will be approximately 2966 square metres.</li> <li>• a marina in the Hātea River on the southern side of the site, which will provide for approximately 29 new berths and a ferry terminal. The works associated with the marina will require approximately 25,000m<sup>3</sup> of initial dredging to prepare the site.</li> <li>• a wider section of the existing Hātea Loop walkway boardwalk, to be formed by partially cantilevering it over the CMA.</li> </ul> <p>The Project involves works such as the following:</p> <ol style="list-style-type: none"> <li>a. vegetation clearance, including removal of mangroves</li> <li>b. earthworks, including on contaminated land</li> <li>c. dredging in the CMA</li> <li>d. disposal of dredged material on land</li> <li>e. disturbance of the CMA associated with establishment of marina</li> <li>f. demolition of existing buildings and structures on land</li> <li>g. construction of buildings and structures on land and in the CMA</li> </ol>

		<ul style="list-style-type: none"><li>h. occupation of the CMA with a marina</li><li>i. discharge of stormwater and contaminants to the CMA</li><li>j. construction of roading and walkway upgrades, parking facilities and signage</li></ul>
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