

In Confidence

Office of the Minister for the Environment

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects (Summerset Rotorua and Foundation Village) 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 (Summerset Rotorua and Foundation Village) 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 projects referred to an expert consenting panel (panel):
 - 2.1 Summerset Villages (Rotorua) Limited's Summerset Rotorua project
 - 2.2 The Foundation Village Partnership's Foundation Village–Building 3 project.

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 applications from:
 - 6.1 Summerset Villages (Rotorua) Limited (SVRL) to fast-track the Summerset Rotorua project
 - 6.2 Foundation Village Limited and Genus Foundation Limited, trading as The Foundation Village Partnership (FVP), to fast-track the Foundation Village–Building 3 project.
- 7 The Summerset Rotorua project is to construct and operate a retirement village and a separate commercial hub at Fairy Springs, Rotorua. The retirement village will provide

approximately 280 independent living units, and approximately 100 units comprising assisted living and memory care suites and beds.

- 8 The Foundation Village–Building 3 project is to construct and operate a retirement village building up to 49 metres high and associated facilities and infrastructure in Parnell, Auckland, and to use a separate nearby site for temporary construction-related vehicle parking. The project is the third and final stage of a comprehensive retirement village development on a site mostly owned by Blind Low Vision NZ.
- 9 I sought written comments on the applications from the relevant local authorities, relevant Ministers prescribed by the FTCA including the Minister for Seniors, and from Te Whatu Ora Health New Zealand (Te Whatu Ora).
- 10 For the Summerset Rotorua project, I also sought comments from Waka Kotahi New Zealand Transport Agency (Waka Kotahi) and KiwiRail.
- 11 For the Foundation Village–Building 3 project, I also sought comments from Auckland Transport.
- 12 For each project I considered all comments received and the reports prepared under section 17 of the FTCA. I also requested and considered further information from one of the relevant local authorities for the Summerset Rotorua project.
- 13 I have accepted both projects for referral as I am satisfied they each meet the eligibility criteria specified in section 18 of the FTCA. Both projects will help achieve the FTCA's purpose by generating employment and increasing housing supply.
- 14 I consider both projects 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 RMA and the purpose of the FTCA.
- 15 I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables SVRL and FVP to apply via the EPA to a panel for the relevant approvals needed under the RMA for their respective projects, in accordance with the process in the FTCA.

Background

- 16 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 referral process remains in place until the FTCA is repealed in July 2023.
- 17 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.
- 18 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.

- 19 I receive weekly updates on the projects accessing the fast-track provisions and their progress.
- 20 As of 7 June 2023, 167 applications have been made under the FTCA to refer projects to a panel, of which:
 - 20.1 85 projects have been referred and Orders in Council gazetted. Details are in Appendix one. In summary, for these projects:
 - 20.1.1 36 have been granted RMA approvals by a panel (Kapuni Green, Ariki Tahi Sugarloaf Wharf, Botanic Riverhead are under appeal)
 - 20.1.2 2 have had applications for RMA approvals declined by a panel (Flints Park – Ladies Mile is under appeal)
 - 20.1.3 14 are under active panel consideration
 - 20.1.4 31 have yet to lodge RMA applications
 - 20.1.5 2 have subsequently decided not to seek RMA approvals through the panel process or have withdrawn from a panel process before it was completed.
 - 20.2 20 projects have been accepted for referral and are awaiting Orders in Council. This includes the projects that are the subject of this paper
 - 20.3 8 referral applications are being processed and are yet to receive referral decisions
 - 20.4 39 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
 - 20.5 15 referral applications have been withdrawn by the applicants.
- 21 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: Summerset Rotorua


- 22 SVRL applied to use the fast-track consenting process for the Summerset Rotorua project. The project is to construct and operate a retirement village and separate commercial hub on an approximately 14.2-hectare site at Fairy Springs, Rotorua. The retirement village provides approximately 280 independent living units, approximately 100 units comprising assisted living and care suites and beds, and associated facilities.


The commercial part of the development includes medical and childcare facilities, a café and convenience stores.


- 23 The project involves activities such as subdividing land, removing vegetation, earthworks, discharging stormwater, constructing buildings and infrastructure, and landscaping and planting.
- 24 The project requires land use and subdivision resource consents under the Rotorua District Plan, land use consent and discharge permits under the Bay of Plenty Regional Council Natural Resources Plan, and resource consent under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- 25 I sought written comments on the referral application from the relevant local authorities – Rotorua Lakes Council (RLC) and Bay of Plenty Regional Council (BOPRC), from relevant Ministers as determined by section 21(6) of the FTCA including the Minister for Seniors, and from Waka Kotahi, KiwiRail and Te Whatu Ora.
- 26 I also sought further information from RLC under section 22 of the FTCA on the alignment of the project with Proposed Plan Change 9 to the Rotorua District Plan.


Overview of comments

- 27 s 9(2)(f)(ii), s 9(2)(g)(i)
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- 28 s 9(2)(f)(ii), s 9(2)(g)(i)
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- 29 s 9(2)(f)(ii), s 9(2)(g)(i)
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- 30 s 9(2)(f)(ii), s 9(2)(g)(i)
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- 31 s 9(2)(f)(ii), s 9(2)(g)(i)
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- 32 RLC and BOPRC both considered that the FTCA consenting process is appropriate for the project.
- 33 Te Whatu Ora responded with no comment on project referral. As the project includes retirement care and medical facilities, I have included in the Amendment Order a direction to a panel to invite comments from Te Whatu Ora on consent applications for the project.
- 34 Waka Kotahi did not object to project referral and identified itself as an affected party for the project owing to the proximity of the project site to the state highway network. Waka Kotahi noted a number of technical matters that the applicant will need to address in relation to interaction with and effects on the state highway network. I have included in the Amendment Order a direction to a panel to seek comment from Waka Kotahi, to ensure that a panel has access to this information.
- 35 KiwiRail made no comment on project referral but advised that infrastructure for the project will need to pass through the railway corridor and under the existing rail embankment to enable stormwater passage towards Lake Rotorua. KiwiRail also advised they will work with the applicant to ensure that all relevant approvals are in place to enable construction of this infrastructure. I have included in the Amendment Order a direction to a panel to seek comment from KiwiRail, to ensure that a panel has access to information on any matters of interest to KiwiRail.

Decision

- 36 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 and a panel 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.
- 37 I have decided to accept SVRL's application for referral of the Summerset Rotorua 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:
- 37.1 generate employment by providing approximately 1819 full-time equivalent (FTE) jobs over a 7-year design and construction period
 - 37.2 increase housing supply by constructing approximately 280 independent living units and approximately 100 assisted living suites, care suites and care beds
 - 37.3 progress faster than would otherwise be the case under standard RMA processes.
- 38 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 FTCA¹. In addition to these requirements and to address matters raised, I have decided to specify a panel must seek comment on SVRL's resource consent applications from the following parties:

- 38.1 Minister for Seniors
 - 38.2 Te Whatu Ora
 - 38.3 Waka Kotahi
 - 38.4 KiwiRail
 - 38.5 Raukawa Settlement Trust.
- 39 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.
- 40 I consider there are no reasons to decide under section 24(2) of the FTCA to:
- 40.1 limit the scope of the project by referring it only in part
 - 40.2 refer the project in stages
 - 40.3 place any restrictions on the project
 - 40.4 impose specific timeframes for panel consideration.


Project for referral: Foundation Village–Building 3

- 41 FVP applied to use the fast-track consenting process for the Foundation Village–Building 3 project. The project is to construct and operate a retirement village building and associated facilities and infrastructure on an approximately 1.4-hectare site located at 10 and 16 Titoki Street, and 4 Maunsell Road, Parnell, Auckland and to use an approximately 0.12-hectare site at 8 Domain Drive, Parnell, Auckland for temporary construction-related vehicle parking.
- 42 The project comprises the third and final stage of a comprehensive retirement village development within the block bounded by Titoki Street, Maunsell Road, Parnell Road and George Street (the “Foundation site”), the majority of which is owned by Blind Low Vision NZ. The applicant already holds resource consents to develop other parts of the retirement village, including two buildings (‘Building 1’ and ‘Building 2’) currently under construction on the north-eastern corner of the Foundation site, together with the refurbishment of a scheduled heritage building fronting Titoki Street (Pearson House). The project includes:
- 42.1 one building up to 49 metres high to be sited between scheduled heritage buildings (Pearson House and the Royal New Zealand Foundation for the Blind office and workshops) and providing –
 - 42.1.1 approximately 65 independent-living retirement units

¹ Clause 17(6) of Schedule 6, FTCA.

- 42.1.2 administrative facilities including a lobby, reception and administration area, areas for staff use, and a kitchen
- 42.1.3 communal facilities for residents' use such as reception, lounges, bar, café, therapy, salon, swimming pool, health/wellness centre and library
- 42.2 two levels of basement parking and a basement-level vehicle connection to Building 2
- 42.3 vehicle accessways and parking areas
- 42.4 a pedestrian connection to Pearson House and a suspended pedestrian link at level one to Building 2
- 42.5 outdoor amenity areas and landscaping.
- 43 The project involves activities such as earthworks, taking, diverting and discharging groundwater, discharging stormwater, constructing buildings and infrastructure, and landscaping and planting. It requires land use consents, and water and discharge permits under the Auckland Unitary Plan (AUP) and land use consent under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- 44 I sought written comments on the referral application from the relevant local authority (Auckland Council), from relevant Ministers as determined by section 21(6) of the FTCA including the Minister for Seniors, and from Te Whatu Ora and Auckland Transport.

Overview of comments

- 45 s 9(2)(f)(ii), s 9(2)(g)(i) 
- 46 s 9(2)(f)(ii), s 9(2)(g)(i) 
- 47 s 9(2)(f)(ii), s 9(2)(g)(i) 

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

- 49 Auckland Council considered that the project would be more appropriately assessed through the standard council-led resource consent process, to allow for wider public scrutiny given the proposed significant breach of the 18-metre building height standard for this zone, and the potential for more than minor adverse effects, particularly on surrounding historic heritage. Auckland Council also advised that Watercare Services Limited advised that the site has existing downstream wastewater constraints as well as water supply issues. I consider that the concerns raised by Auckland Council are matters that can be considered and decided by a panel as part of a merit-based assessment under FTCA process.
- 50 Auckland Transport was neutral on project referral and requested that if the project were referred, I require the applicant to provide an updated traffic assessment report and a stormwater management plan with any resource consent application for the project. I have not included a requirement to this effect in the Amendment Order as I consider the requirements of clause 9 of schedule 6 of the FTCA already adequately provide for submission of this information.
- 51 Auckland Transport also requested that if the project were referred, that I direct a panel to invite their comment on consent applications for the project. I have included a direction to this effect in the Amendment Order.
- 52 I invited Te Whatu Ora to comment on the project because the applicants advised one of the underlying aims of the project is to contribute to Blind Low Vision NZ's long-term financial sustainability and independence – which is critical to continuing the provision of essential services to people who are blind or have low vision. Although Te Whatu Ora did not respond to my invitation to comment, I have nevertheless included in the Amendment Order a direction to a panel to invite comments from Te Whatu Ora on consent applications for the project. This will allow further opportunity for Te Whatu Ora to raise any relevant matters with a panel for consideration.

Decision

- 53 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 and a panel 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.
- 54 I have decided to accept FVP's application for referral of the Foundation Village–Building 3 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:
- 54.1 generate employment by providing approximately 385 full time equivalent (FTE) jobs over a 6-year design and construction period and approximately 15 ongoing FTEs once the project is operational

- 54.2 increase housing supply through the construction of approximately 65 apartment style retirement units
- 54.3 progress faster than would otherwise be the case under standard RMA processes.
- 55 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 FTCA². In addition to these requirements and to address matters raised, I have decided to specify a panel must seek comment on FVP's resource consent applications from the following parties:
 - 55.1 The Minister for Seniors
 - 55.2 Auckland Transport
 - 55.3 Te Whatu Ora
 - 55.4 Ngaati Whanaunga Incorporated Society
 - 55.5 Ngāti Koheriki Claims Committee.
- 56 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.
- 57 I consider there are no reasons to decide under section 24(2) of the FTCA to:
 - 57.1 limit the scope of the project by referring it only in part
 - 57.2 refer the project in stages
 - 57.3 place any restrictions on the project
 - 57.4 impose specific timeframes for panel consideration.

Timing and 28-day rule

- 58 Cabinet has agreed to waive the 28-day rule for Orders in Council relating to projects to be referred to a panel³. Therefore, the Amendment Order will come into force on the date specified in the Amendment Order. FVP and SVRL may then lodge resource consent applications for their respective projects with the EPA, for consideration by a panel.

Compliance

- 59 The Amendment Order complies with:
 - 59.1 the principles of the Treaty of Waitangi
 - 59.2 the rights and freedoms contained in the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993

² Clause 17(6) of Schedule 6, FTCA.

³ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

- 59.3 the principles and guidelines set out in the Privacy Act 2020
- 59.4 relevant international standards and obligations
- 59.5 the Legislation Guidelines (2018 edition), which are maintained by the Legislation Design and Advisory Committee.

Regulations Review Committee

- 60 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

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

Impact Analysis

Regulatory Impact Assessment

- 62 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 panel⁴.

Climate Implications of Policy Assessment

- 63 The Climate Implications of Policy Assessment (CIPA) team at the Ministry for the Environment has been consulted and confirms that the CIPA requirements⁵ do not apply to the projects.

Publicity

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

Proactive release

- 66 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

- 67 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

⁴ ENV-20-MIN-0033 and CAB-20-MIN-0353 refer

⁵ CO (20) 3 refers

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.

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 applications for referral of the following projects to a panel:
 - 1.1 Summerset Villages (Rotorua) Limited's Summerset Rotorua project
 - 1.2 The Foundation Village Partnership's Foundation Village–Building 3 project
- 2 **note** that the Summerset Rotorua 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 providing approximately 1819 full-time equivalent (FTE) jobs over a 7-year design and construction period
 - 2.2 increase housing supply by constructing approximately 280 independent living units and approximately 100 assisted living and memory care suites and beds
 - 2.3 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes
- 3 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Summerset Rotorua and Foundation Village) Amendment Order 2023 requires an expert consenting panel appointed to consider the Summerset Rotorua project to seek comments from the following additional parties:
 - 3.1 Minister for Seniors
 - 3.2 Te Whatu Ora Health New Zealand
 - 3.3 Waka Kotahi New Zealand Transport Agency
 - 3.4 KiwiRail
 - 3.5 Raukawa Settlement Trust
- 4 **note** that the Foundation Village–Building 3 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:
 - 4.1 generate employment by providing approximately 385 full time equivalent (FTE) jobs over a 6-year design and construction period and approximately 15 ongoing FTEs once the project is operational
 - 4.2 increase housing supply through the construction of approximately 65 apartment style retirement units
 - 4.3 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes

- 5 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Summerset Rotorua and Foundation Village) Amendment Order 2023 requires an expert consenting panel appointed to consider the Foundation Village–Building 3 project to seek comments from the following parties:
- 5.1 The Minister for Seniors
 - 5.2 Auckland Transport
 - 5.3 Te Whatu Ora Health New Zealand
 - 5.4 Ngaati Whanaunga Incorporated Society
 - 5.5 Ngāti Koheriki Claims Committee.
- 6 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Summerset Rotorua and Foundation Village) Amendment Order 2023 to the Executive Council
- 7 **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 (Summerset Rotorua and Foundation Village) Amendment Order 2023 will come into force on the date specified in the Amendment Order.

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 | | |
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| 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) |

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| 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 |

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| 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) Currently under appeal |
| 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 |

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| 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 | Under consideration by Panel |
| 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 |
| Metlifecare Retirement Village – Wellington | Metlifecare Retirement Villages Limited | Lodgement expected 2023 |
| Holly Lea Village Buildings D and E, Fendalton, Christchurch | Holly Lea Village Limited | Lodgement expected 2023 |
| Man Street Hotel, Queenstown | The Queenstown Hotel NZ Limited Partnership | Lodgement expected 2023 |
| Project Quarterdeck, Auckland | Box Property Investments Ltd | Lodgement expected 2023 |
| The North, Auckland | 617 New North Limited | Lodgement expected 2023 |
| Auckland Surf Park | AW Holdings 2021 Ltd | Lodgement expected 2023 |

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|---|-------------------------------|----------------------------|
| Harmony Energy Solar Farm Opunake, Taranaki | Harmony Energy NZ #4 Limited | Lodgement expected 2023 |
| Harmony Energy Solar Farm Marton, Rangitikei | Harmony Energy NZ #3 Limited | Lodgement expected 2023 |
| Masterton Solar Farm, Wairarapa | Harmony Energy NZ # 2 Limited | Lodgement expected 2023 |
| Ōtaki Māori Racecourse Development, Wgtn | Ōtaki Revisited Limited | Lodgement expected 2023 |
| Moy Estate, Ōtaki | Wakefield Group Holdings Ltd | Lodgement expected 2023 |
| Worker Accommodation Hansen Road, Queenstown | No. 1 Hansen Road Limited | Lodgement expected 2023 |
| Maraekakaho Quarry, Hawkes Bay | Russell Aggregates Limited | Lodgement expected 2023 |
| Brookby Quarry – Stage 3, Auckland | Brookby Quarries Limited | Lodgement expected 2023 |
| Kings Quarry, Wainui, Auckland | Kings Quarry Limited | 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 - consents have been approved. Application 2 - consents have been approved. Application 3 – consents have been approved. |
| Papakāinga Development – Waitara, Taranaki | Unlikely to proceed under fast-track at this stage. |
| 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. |