



## FTC #177: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions

**Application 2022-132 Metlifecare Retirement Village – Karori Project**  
**Application 2022-125 Man Street Hotel – Queenstown Project**  
**Application 2022-120 Teal Park Project**

Date submitted:	26 January 2023	Tracking #: BRF-2679	
Security level:	In-Confidence	MfE priority:	Urgent

	<b>Action sought:</b>	<b>Response by:</b>
To Hon David Parker, Minister for the Environment	Decision on recommendations in Table A	To be advised

Actions for Minister's Office staff	<ol style="list-style-type: none"> <li><b>Return</b> the signed briefing to MfE.</li> <li><b>Send</b> attached letter (if signed) with accompanying template and links to application documents.</li> </ol>
Number of attachments: 5	<p>Attachments:</p> <ol style="list-style-type: none"> <li>Application documents for Metlifecare Retirement Village – Karori Project (pdf/Databox link)</li> <li>Application documents for Man Street Hotel – Queenstown Project (pdf/Databox link)</li> <li>Application document for Teal Park Project (pdf/Databox link)</li> <li>Letter to Ministers – inviting comments on Metlifecare Retirement Village - Karori Project and Man Street Hotel – Queenstown and Teal Park referral</li> <li>Template for ministerial comment</li> </ol>

### Ministry for the Environment contacts

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Max Gander-Cooper, Zen Gerente		
Acting Manager	Madeleine Berry	s 9(2)(a)	✓
Director	Caroline Hart	s 9(2)(a)	

# FTC#177: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions

## Key messages

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1. This briefing seeks your initial decisions on applications to refer the following projects to an expert consenting panel (panel) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the FTCA):
  - a. Metlifecare Retirement Village – Karori Project, from Metlifecare Retirement Villages Limited
  - b. Man Street Hotel – Queenstown Project, from The Queenstown Hotel NZ Limited Partnership
  - c. Teal Park Project, from Neil Construction Limited and Maraetai Land Development Limited

### *Metlifecare Retirement Village – Karori Project*

2. The project is to redevelop an existing retirement village on a 1.2 hectare site to construct and operate a new retirement village at 29 Messines Road, Karori, Wellington, consisting of approximately 80 residential units and 55 care suites in 4 buildings of 3 and 4 storeys in height. The project will include communal amenity spaces, parking (including basement parking), connections to infrastructure, landscaping and planting.
3. The project involves activities such as building demolition, vegetation clearance, carrying out earthworks, constructing buildings, structures and infrastructure, discharging stormwater and contaminants to land, installing signage, landscaping and planting.
4. The project will require land use consents under the Wellington District Plan and Greater Wellington Proposed Natural Resources Plan. The proposed activities would have overall restricted discretionary activity status due to exceedance of standards including constructing more than two residential units and exceeding maximum height limits.

### *Man Street Hotel – Queenstown Project*

5. The project is to construct and operate a hotel up to 6 storeys (20.6 metres) in height above an existing 2-storey basement car parking building at 12-26 Man Street, Queenstown and the adjacent road reserve. The hotel will include approximately 175-185 guest rooms, loading zone and connections to existing infrastructure.
6. The project site is a strata title covering the airspace above a carpark building (which is on a separate title), and the project involves construction above this carpark. All height limits in the Queenstown Lakes District Plan relating to the site are above the podium level of this carpark.
7. The project involves activities such as demolishing buildings and structures, constructing buildings, constructing vehicle access, loading and parking areas, discharging stormwater to land.
8. The project will require land use consents under the Queenstown Lakes District Plan. The proposed activities would have overall non-complying activity status due to exceeding maximum height limits by up to 20.6 metres.

### *Teal Park Project*

9. The project is to subdivide a greenfield site covering approximately 14.7 hectares at 2-10, 11 and 12-18 Kauri Road, and 150-152 Brigham Creek Road, Whenuapai, Auckland. The project includes 273 residential lots, 9 light industrial lots and construction of industrial units



on the lots, public roads and public reserve intended to be vested with Auckland Council and supporting infrastructure including accessways and three-waters services. The proposed public reserve will be developed into a commercial cafe and associated parking and remain in private ownership if not vested with Auckland Council.

10. The project will involve activities such as carrying out earthworks, subdivision, construction of industrial units, construction of cafe, discharging stormwater to land and water, diverting overland flow paths, construction of buildings on overland flow paths and flood plains, vegetation and tree alteration and/or removal in significant ecological areas, construction of roads, accessways and three waters services, diversion of surface water, planting in the natural wetland on the project site, and installing stormwater outlet and planting in the existing esplanade reserve.
11. The project will require subdivision and land use consents, and discharge consent under the Auckland Unitary Plan (AUP), and water permit under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F).
12. The project site is in the AUP's Future Urban Zone, which applies to greenfield land identified as suitable for urbanisation. Future Urban Zone land can be used for a range of general rural activities, but urbanisation is to be avoided until sites have been rezoned for urban purposes under (Objective H18.2(4)).
13. The AUP promotes structure planning as a precursor to rezoning and urban development in the Future Urban Zone. In September 2016, Auckland Council adopted the "Whenuapai Structure Plan" which sets out the framework for transforming Whenuapai from a semi-rural environment to an urbanised community over a 10 to 20-year period. The project site is included in Stage 1 of the structure plan that was intended to be development ready (provision of infrastructure and urban zoning) by 2026.
14. If the project is referred, it will be assessed against the AUP framework as a non-complying activity. The project may not be entirely consistent with the AUP but the applicants consider it is consistent with the intended land use under the Whenuapai Structure Plan and the National Policy Statement on Urban Development 2020.

#### *Analysis of Projects*

15. We have undertaken an initial (Stage 1) analysis of the referral applications and this is presented along with our recommendations in Table A.
16. The projects meet all the eligibility criteria in section 18(3) of the FTCA, but more analysis is needed before we can advise you if they meet the purpose of the FTCA (thus satisfying section 18(2) of the FTCA) and advise you on matters in section 23(5) which may influence your referral decision.
17. We recommend you progress consideration of the applications to the next stage of analysis (Stage 2) and invite comments from the relevant local authorities and specific Ministers listed in section 21(6) of the FTCA.
18. We recommend that you invite comments on the Metlifecare Retirement Village – Karori Project from the Minister for Seniors as an additional Minister under section 21(6)(n) of the FTCA, and Wellington Water and the Selwyn Foundation as additional parties under section 21(3) of the FTCA.
19. We recommend that you invite comment on the Man Street Hotel – Queenstown Project from the Minister of Tourism as an additional Minister under section 21(6)(n) of the FTCA.
20. We recommend that you invite comments on the Teal Park Project from the Associate Minister for the Environment (urban policy) as an additional minister under section 21(6)(n) of the FTCA, and New Zealand Defence Force (NZDF), Watercare Services Limited, Auckland Transport and Waka Kotahi New Zealand Transport Agency as additional parties under section 21(3) of the FTCA.

21. We also recommend you request further information from the Auckland Council as detailed in Table A.

### Statutory framework summary

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22. You are the sole decision maker for the referral applications as the projects will not occur in the coastal marine area.
23. You may decline a referral application before seeking comments from the relevant local authorities and any relevant Ministers:
- a. if you are satisfied a project does not meet the referral criteria in section 18 of the FTCA, (which include helping to achieve the purpose of the FTCA) (see sections 18(2) and 23(1) of the FTCA)
  - b. for any other reason (see section 23(2) of the FTCA).
24. If you do not decline a referral application at this stage:
- a. you must provide the application to, and invite comments from, the relevant local authorities and the relevant Ministers prescribed by section 21(6) of the FTCA
  - b. you may provide the application to and invite comments from any other person.
25. You are also able to request further information from the applicant or any relevant local authority at any time before you decide to decline or accept a referral application (see section 22 of the FTCA). We recommend you request further information from the applicants as detailed in table A.

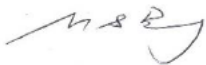
### Action sought

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26. Please indicate your decisions on the recommendations in Table A.

### Signature

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Madeleine Berry  
**Acting Manager – Fast-track Consenting**



**Table A: Stage 1 initial assessment of project eligibility – projects where the Minister for the Environment is the only decision maker**

**Project to progress**

Project details	Project description	Project funding	Is project eligible for referral? [section 18(3)]	Will project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
<p><b>Name</b> Metlifecare Retirement Village - Karori Project</p> <p><b>Applicant</b> Metlifecare Retirement Villages Limited</p> <p><b>c/- Barker and Associates</b></p> <p><b>Location</b> 29 Messines Road, Karori, Wellington</p>	<p>The project is to redevelop an existing retirement village on a 1.2 hectare site to construct and operate a new retirement village at 29 Messines Road, Wellington, consisting of approximately 80 residential units and 55 care suites in 4 buildings of 3 and 4 storeys in height. The project will include communal amenity spaces, parking (including basement parking), connections to infrastructure, landscaping and planting.</p> <p>The project involves activities such as building demolition, vegetation clearance, carrying out earthworks, constructing buildings, structures and infrastructure, discharging stormwater and contaminants to land, installing signage, landscaping and planting.</p> <p>The project will require land use consents under the Wellington District Plan and</p>	<p>The applicant states that they have existing funding available to deliver the project, including a Sustainability-Linked Loan.</p> <p>The applicant also has a proven track record of developing and operating retirement villages in New Zealand.</p> <p>Based on the applicant's information we do not have any concerns about the applicant's financial ability to deliver the project.</p>	<p>Based on available information at this stage, we consider the project is eligible for referral because:</p> <ul style="list-style-type: none"> <li>it does not include any prohibited activities</li> <li>it does not include land returned under a Treaty settlement</li> <li>it does not occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.</li> </ul>	<p>Based on the information provided by the applicant we consider the project may result in the following public benefits:</p> <ul style="list-style-type: none"> <li>generating approximately 304 direct full-time equivalent (FTE) jobs and 864 indirect FTE jobs over a 6-year construction period</li> <li>contribute approximately \$121 million to GDP.</li> </ul>	<p>The applicant considers the project may have positive effects on the social and cultural wellbeing of current and future generations by:</p> <ul style="list-style-type: none"> <li>contributing to job creation and flow-on economic benefits</li> <li>creating housing supply.</li> </ul> <p>Potential effects on cultural wellbeing are unknown. The applicant acknowledges that if the project is referred, any consent application must be accompanied by a cultural impact assessment from relevant iwi authorities.</p>	<p>The applicant considers the project is likely to progress 6-12 months faster under the FTCA process than would be the case if the project were considered under a standard Resource Management Act 1991 (RMA) resource consent process, due to the likelihood of notification and appeals. We note that the project has a restricted discretionary activity status and it is not clear that the project would be notified under standard RMA processes. We recommend that you seek additional information from the applicant on this matter.</p> <p>Should you agree to progressing this application, we will seek feedback on your behalf from Wellington City Council and Greater Wellington Regional</p>	<p>Based on the information provided by the applicant we consider the project is likely to result in the following public benefits:</p> <ul style="list-style-type: none"> <li>generating employment</li> <li>contributing to housing supply</li> <li>contributing to a well-functioning urban environment.</li> </ul>	<p>While the project has the potential to result in some adverse environmental effects, including relating to construction effects and building height, these effects are not expected to be significant.</p> <p>The applicant has confirmed that specialists have prepared technical assessments on the above matters. The applicant considers the project will not result in significant adverse environmental effects.</p> <p>We note that you do not require a full Assessment of Environment Effects and supporting evidence to make a referral decision, and that a panel will consider the significance of effects and appropriate mitigation should the project be referred.</p>	<p>The project site record of title is subject to interests, including an encumbrance and a notice under the Retirement Villages Act 2003.</p> <p>The restriction in favour of the Selwyn Foundation requires the applicant to ensure that there are rooms within the village to allow the residents to continue to worship, congregate and receive spiritual care. We understand no such space is proposed in the project. The restriction has a clause which enables the applicant to request of the Selwyn Foundation a partial discharge and variation of the encumbrance where the applicant is undertaking a substantial redevelopment of the site.</p> <p>We consider that if not varied, the encumbrance may restrict project delivery. We recommend that you seek comment from the applicant and the Selwyn Foundation on the process to vary the encumbrance, the timing of this, and the likelihood of it</p>	<p>a. <b>Note</b> that section 23(3) of the FTCA permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers.</p> <p>b. <b>Note</b> that you have not yet provided the application to, nor sought any comments on it from, relevant local authorities or relevant Ministers but that you are required to do so if you do not decline the application under section 23(3) of the FTCA.</p> <p>c. <b>Note</b> that section 21(3) of the FTCA permits you to forward an application to, and invite written comments from, any other person.</p> <p>d. <b>Note</b> that section 22 of the FTCA permits you to request further information from the applicant or relevant local authorities at any time before you decide whether to accept or decline an application.</p> <p>e. <b>Agree</b> to progress the Metlifecare Retirement Village - Karori Project to our Stage 2 analysis. The project warrants further analysis because it has potential to achieve the purpose of the FTCA but we need to consider some matters further before providing you with our final advice on the referral application.</p> <p>f. <b>Agree</b> to provide the application to, and invite comments from:</p> <ul style="list-style-type: none"> <li>the Ministers listed in section 21(6)(a)-(m) of the FTCA</li> <li>the Minister for Seniors as an additional relevant Minister under section 21(6)(n) of the FTCA</li> <li>the relevant local authorities – Wellington City Council and Greater Wellington Regional Council</li> <li>the following additional entities/persons under section 21(3) of the FTCA:</li> </ul>	<p>Yes/No</p> <p>Yes/No</p>



Project details	Project description	Project funding	Is project eligible for referral? [section 18(3)]	Will project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
	Greater Wellington Proposed Natural Resources Plan. The proposed activities would have overall restricted discretionary activity status due to exceedance of standards including constructing more than two residential units and exceeding maximum height limits.					Council on the use of the FTCA or standard RMA processes.			<p>affecting project delivery.</p> <p>The notice also identifies that the project site is subject to section 22 of the Retirement Villages Act 2003 which provides priority for the rights of the residents ahead of the rights of holders of security interests. We recommend you seek comment from the applicant on whether the anticipate that this notice will affect project delivery.</p> <p>As the project involves the development of a retirement village we recommend you seek comment on the application from the Minister for Seniors.</p> <p>As Wellington Water Limited manages three waters assets in Wellington and the project may result in additional loading on these assets, we recommend that you seek comment on the application from Wellington Water Limited.</p>	<ul style="list-style-type: none"> <li>o the Selwyn Foundation</li> <li>o Wellington Water Limited</li> </ul> <p>g. <b>Agree</b> to seek further information from the applicant the process and timing to vary the encumbrance on the title, and any potential impacts of the notice on the title.</p> <p>h. <b>Sign</b> the attached letters to Ministers.</p> <p>i. <b>Note</b> that while awaiting comments from invited parties and further information, the Ministry for the Environment will, in consultation with the Office of Māori Crown Relations – Te Arawhiti, prepare a report for the purpose of section 17 of the FTCA.</p>	<p>Yes/No</p> <p>Yes/No</p>
<p><b>Name</b> Man Street Hotel – Queenstown Project</p> <p><b>Applicant</b> The Queenstown Hotel NZ Limited c/- Southern</p>	The project is to construct and operate a hotel up to 6 storeys (20.6 metres) in height above an existing 2-storey basement car parking building at 12-26 Man Street, Queenstown and the adjacent road reserve. The hotel will include	The application states that the funding for the project will be delivered by Trojan Holdings Limited (the applicant's parent	Based on available information at this stage, we consider the project is eligible for referral because: <ul style="list-style-type: none"> <li>• it does not include any prohibited activities</li> </ul>	Based on the information provided by the applicant we consider the project may result in the following economic benefits: <ul style="list-style-type: none"> <li>• generating employment by creating approximately 180 direct full-</li> </ul>	The applicant considers the project may have positive effects on the social and cultural wellbeing of current and future generations by: <ul style="list-style-type: none"> <li>• contributing to job creation and flow-on economic benefits.</li> </ul> <p>The applicant has not provided significant</p>	The applicant considers the project is likely to progress approximately one year faster under the FTCA process than would be the case if the project were to be considered under a standard	Based on the applicant's information we consider the project may result in the following public benefits: <ul style="list-style-type: none"> <li>• generating employment</li> <li>• contributing to a well-functioning urban environment.</li> </ul>	The applicant indicates that the project may result in several adverse environmental effects, including urban design effects, effects on traffic and transport, and construction-related effects. <p>Under the Queenstown Lakes District Plan, the project site is subject to multiple maximum</p>	The record of title for the project site includes several restrictions, including provision of access to lift shafts, limitations on parking numbers and a height restriction encumbrance. The height restriction relates to the access ramp to the carpark occupying the ground	<p>a. <b>Note</b> that section 23(3) of the FTCA permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers.</p> <p>b. <b>Note</b> that you have not yet provided the application to, nor sought any comments on it from, relevant local authorities or relevant Ministers but that you are required to do so if you do not decline the application under section 23(3) of the FTCA.</p>	



Project details	Project description	Project funding	Is project eligible for referral? [section 18(3)]	Will project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
<p>Planning Group</p> <p><b>Location</b> 12-26 Man Street, Queenstown</p>	<p>approximately 175-185 guest rooms, loading zone and connections to existing infrastructure.</p> <p>The project site is currently occupied by a carpark building, and the project involves construction above this carpark. All height limits in the Queenstown Lakes District Plan relating to the site are above the podium level of this carpark.</p> <p>The project involves activities such as demolishing buildings and structures, constructing buildings, constructing vehicle access, loading and parking areas, discharging stormwater to land.</p> <p>The project will require land use consents under the Queenstown Lakes District Plan. The proposed activities would have overall non-complying activity status due to exceeding maximum height limits by up to 20.6 metres.</p>	<p>company) who have a long-term relationship with BNZ and David Baffsky, and also have significant financial resources.</p> <p>At this stage we do not have any concerns about the applicant's financial ability to deliver the project.</p>	<ul style="list-style-type: none"> <li>it does not include land returned under a Treaty settlement</li> <li>it does not occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.</li> </ul>	<p>time equivalent (FTE) jobs over a two-year period and a further 100 ongoing FTEs once operational</p> <ul style="list-style-type: none"> <li>contributing approximately \$20 million to GDP.</li> </ul>	<p>information on how else the project will contribute to social and cultural wellbeing. We recommend you seek additional information from the applicant on this matter.</p>	<p>Resource Management Act 1991 (RMA) process due to the likelihood of notification and appeal to the Environment Court.</p> <p>The applicant has listed several parties in the surrounding area that are likely to be affected by the project, and who may not be required to be invited by a panel if the project is referred. While a panel has discretion to invite any parties it considers appropriate, we recommend you seek comments from Queenstown Lakes District Council (QLDC) about whether there are any parties they recommend a panel should be required to seek comments from.</p> <p>We recommend you seek comments from Queenstown Lakes District Council (QLDC) and Otago Regional Council (ORC) on the appropriateness of using the FTCA process.</p>		<p>height controls, intended to maintain views through the site to the north. The maximum height controls set building height limits above a base datum (327.6 metres above sea level) ranging from 0 to 14 metres.</p> <p>The project will exceed the maximum height standards for the site in the Queenstown Lakes District Plan by up to 20.6 metres (351.2 metres above sea level). This may result in adverse effect which could be significant. We do not consider that you should decline to refer the project at this stage on the basis of potentially significant adverse effects. If you choose to progress the project to stage 2 analysis we will provide advice on this matter once we have received comments from the relevant local authorities.</p>	<p>level of the site and restricts construction in the airspace above the ramp to at least 2.5 metres above the ramp surface to continue to allow vehicle access. The applicant does not propose to construct within 2.5 metres of the ramp surface.</p> <p>The applicant proposes to construct a loading zone on Man Street within the road reserve, which is managed by QLDC. We recommend seeking comments from QLDC on the approvals required to undertake these works and whether they anticipate this will impact the applicant's ability deliver the project.</p>	<p>c. <b>Note</b> that section 21(3) of the FTCA permits you to forward an application to, and invite written comments from, any other person.</p> <p>d. <b>Note</b> that section 22 of the FTCA permits you to request further information from the applicant or relevant local authorities at any time before you decide whether to accept or decline an application.</p> <p>e. <b>Agree</b> to progress the Man Street Hotel Project to our Stage 2 analysis. The project warrants further analysis because it has potential to achieve the purpose of the FTCA but we need to consider some matters further before providing you with our final advice on the referral application.</p> <p>f. <b>Agree</b> to provide the application to, and invite comments from:</p> <ul style="list-style-type: none"> <li>the Ministers listed in section 21(6)(a)–(m) of the FTCA</li> <li>the relevant local authorities – Queenstown Lakes District Council and Otago Regional Council</li> <li>the Minister of Tourism as and additional relevant Minister under section 21(6)(n) of the FTCA</li> </ul> <p>g. <b>Agree</b> to seek further information from the applicant on social and cultural benefits and from Queenstown Lakes District Council on approvals required to construct the loading bay and any additional parties they recommend a panel should seek comment from.</p> <p>h. <b>Sign</b> the attached letters to Ministers.</p> <p>i. <b>Note</b> that while awaiting comments from invited parties and further information, the Ministry for the Environment will, in consultation with the Office of Māori Crown Relations – Te Arawhiti, prepare a report for the purpose of section 17 of the FTCA.</p>	<p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p>



Project details	Project description	Project funding	Is project eligible for referral? [section 18(3)]	Will project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
<p><b>Name</b> Teal Park Project</p> <p><b>Applicants</b> Neil Construction Limited and Maraetai Land Development Limited</p> <p><b>Location</b> c/- Campbell Brown Planning Limited</p> <p>2-10, 11 &amp; 12-18 Kauri Road, and 150-152 Bringham Creek Road, Whenuapai, Auckland</p>	<p>The project is to subdivide a greenfield site covering approximately 14.7 hectares at 2-10, 11 and 12-18 Kauri Road, and 150-152 Bringham Creek Road, Whenuapai, Auckland. The project includes 273 residential lots, 9 light industrial lots and construction of industrial units on the lots, public roads and recreation reserve intended to be vested with Auckland Council and supporting infrastructure including accessways and three-waters services. The proposed public reserve will be developed into a commercial cafe and associated parking and remain in private ownership if not vested with Auckland Council.</p> <p>The project will involve activities such as carrying out earthworks, subdivision, construction of industrial units, construction of cafe, discharging stormwater to land and water, diverting overland flow paths, construction of buildings on</p>	<p>The applicants collectively own the six properties that comprise the subject site.</p> <p>The applicants state that they have sufficient funding available for the entire project.</p> <p>We do not have concerns about the applicants' ability to deliver the project based on the information provided.</p>	<p>Based on available information at this stage, we consider the project is eligible for referral because:</p> <ul style="list-style-type: none"> <li>it does not include any prohibited activities</li> <li>it does not include land returned under a Treaty settlement</li> <li>it does not occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.</li> </ul>	<p>Based on the information provided by the applicants we consider the project may result in the following economic benefits:</p> <ul style="list-style-type: none"> <li>provide 295 full-time equivalent (FTE) jobs over a 5-year design and construction period</li> <li>contribute nearly \$200 million to GDP from the site development and \$14 million to GDP from post-development or once operational</li> <li>enable approximately 120 ongoing FTEs jobs through the ongoing operation of industrial activities and cafe.</li> </ul>	<p>The project has the potential for positive effects on the social wellbeing of current and future generations as it will:</p> <ul style="list-style-type: none"> <li>contribute to job creation and flow-on economic benefits</li> <li>increase housing supply through enabling the construction of at least 273 residential units in a range of typologies such as standalone, duplex and terrace</li> <li>contribute to opportunities for recreation and public amenity.</li> </ul> <p>Potential effects on cultural wellbeing are unknown. The applicants acknowledge that if the project is referred, any consent application must be accompanied by a cultural impact assessment from relevant iwi authorities.</p>	<p>The applicants consider that the fast-track process will allow the project to progress more than 2 years faster than under standard Resource Management Act 1991 (RMA) process due to potential plan change consideration to rezone the land.</p> <p>We recommend seeking comment from Auckland Council on the appropriateness of using the FTCA process.</p>	<p>Based on the information provided, the project may result in the following public benefits:</p> <ul style="list-style-type: none"> <li>generating employment</li> <li>increasing housing supply.</li> </ul>	<p>The applicants consider the project has the potential for adverse environmental effects:</p> <ul style="list-style-type: none"> <li>earthworks effects</li> <li>freshwater effects, including streams, wetlands and its ecology</li> <li>traffic and transport effects</li> <li>reverse sensitivity effects related to noise.</li> </ul> <p>The applicants have provided preliminary technical assessments in support of their view that the project will not have any significant adverse effects.</p> <p>We note that you do not require a full Assessment of Environment Effects and supporting evidence to make a referral decision and a panel can consider this and any appropriate mitigation, offsetting or compensation to manage adverse effects of the development.</p>	<p>As the project is proposed to progress ahead of a plan change to implement the Whenuapai Structure Plan, we recommend you seek comment on the application from the Associate Minister for the Environment (urban policy).</p> <p>The project site is subject to an airspace restriction designation. Given the use and intensity of the project is not anticipated for this current AUP, we recommend you seek comment on the referral application from the New Zealand Defence Force and we note that the Minister of Defence is one of the relevant ministers to be invited to comment should you decide to progress the referral application.</p> <p>The works within the road reserve requires Corridor Access Request from Auckland Transport. The project also involves road upgrades and installation of three waters infrastructure. We recommend that you invite comments on the referral application from Auckland Transport and Watercare Services Limited as they administer</p>	<p>a. Note that section 23(3) of the FTCA permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers.</p> <p>b. Note that you have not yet provided the application to, nor sought any comments on it from, relevant local authorities or relevant Ministers but that you are required to do so if you do not decline the application under section 23(3) of the FTCA.</p> <p>c. Note that section 21(3) of the FTCA permits you to forward an application to, and invite written comments from, any other person.</p> <p>d. Note that section 22 of the FTCA permits you to request further information from the applicants or relevant local authorities at any time before you decide whether to accept or decline an application.</p> <p>e. Agree to progress the Teal Park Project to our Stage 2 analysis. The project warrants further analysis because it has potential to achieve the purpose of the FTCA, but we need to consider some matters further before providing you with our final advice on the referral application.</p> <p>f. Agree to provide the application to, and invite comments from:</p> <ul style="list-style-type: none"> <li>the Ministers listed in section 21(6)(a)–(m) of the FTCA</li> <li>the Associate Minister for the Environment (urban policy) as an additional relevant Minister under section 21(6)(n) of the FTCA</li> <li>the relevant local authorities – Auckland Council</li> <li>the following additional entities/persons under section 21(3) of the FTCA: New Zealand Defence Force, Watercare, Auckland Transport, Waka Kotahi New Zealand Transport Agency.</li> </ul> <p>g. Agree to seek written comments</p>	<p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p>



Project details	Project description	Project funding	Is project eligible for referral? [section 18(3)]	Will project help to achieve the purpose of the FTCA? [section 18(2)]					Recommendations	Minister's decisions	
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]			Any other relevant matters [section 19(f)]
	<p>overland flow paths and flood plains, vegetation and tree alteration and/or removal in significant ecological areas, construction of roads, accessways and three waters services, diversion of surface water, planting in esplanade reserve and natural wetland, and installation of signage.</p> <p>The project will require subdivision and land use consents, and discharge consent under the Auckland Unitary Plan (AUP), and water permit under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F).</p>								<p>transport, potable water and wastewater infrastructure in Auckland.</p> <p>The project site is approximately 350 metres from the intersection of SH18 and Brigham Creek Road. We recommend that you invite comments from Waka Kotahi New Zealand Transport Agency.</p> <p>Planting and installation of stormwater outlet will occur in the existing esplanade reserve. A public reserve is proposed to be vested to Auckland Council. We recommend that you seek written comments from Auckland Council on these matters.</p>	<p>from Auckland Council on the appropriateness of using the fast-track process for the project, the approvals needed and likely timeframe in respect of proposed works in esplanade reserve, and the likelihood of accepting the proposed public reserve.</p> <p>j. <b>Agree</b> to seek further information from the applicants on the project scope (i.e., confirming whether a public reserve or a commercial café is proposed), and any consultation with Auckland Council on proposed works in esplanade reserve.</p> <p>h. <b>Sign</b> the attached letters to Ministers.</p> <p>i. <b>Note</b> that while awaiting comments from invited parties, the Ministry for the Environment will, in consultation with the Office of Māori Crown Relations – Te Arawhiti, prepare a report for the purpose of section 17 of the FTCA.</p>	<p>Yes/No</p> <p>Yes/No</p>

Signed:

Hon David Parker  
Minister for the Environment

Date: