

In Confidence

Office of the Minister for the Environment

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects 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 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 Unispot Great South Limited's Great South Homes Park Project (Schedule 63)
 - 2.2 Bulletin Trust's Waikanae North Project (Schedule 64).

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 Unispot Great South Limited (UGSL) to fast-track the Great South Homes Park Project
 - 6.2 Bulletin Trust to fast-track the Waikanae North Project.
- 7 The Great South Homes Park Project is a mixed-use development in Papakura, Auckland. The Waikanae North Project is a residential development in Waikanae.

- 8 I sought written comments on the applications from the relevant local authorities, and relevant Ministers prescribed by the FTCA including the Associate Minister for the Environment (urban policy).
- 9 For the Great South Homes Park Project, I also sought comments from Auckland Transport and Watercare Services Limited (Watercare). For the Waikanae North Project, I also sought comments from Waka Kotahi New Zealand Transport Agency (Waka Kotahi).
- 10 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 the applicants.
- 11 I have accepted both projects for referral as I am satisfied they meet the eligibility criteria specified in section 18 of the FTCA. The projects will help achieve the FTCA's purpose by generating employment and increasing housing supply.
- 12 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.
- 13 I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables UGSL and Bulletin Trust 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

- 14 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 provisions remains in place until the FTCA is repealed in July 2023.
- 15 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.
- 16 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.
- 17 I receive weekly updates on the projects accessing the fast-track provisions and their progress.

- 18 As of 24 January 2023, 134 applications have been made under the FTCA to refer projects to a panel, of which:
- 18.1 62 projects have been referred and Orders in Council gazetted. Details are in Appendix one. In summary, for these projects:
 - 18.1.1 27 have been granted RMA approvals by a panel
 - Kapuni Green Hydrogen Project, Taranaki and Ariki Tahī Sugarloaf Wharf Upgrade, Waikato (under appeal)
 - 18.1.2 2 has had applications for RMA approvals declined by a panel
 - Flints Park, Ladies Mile – Te Pūtahi, Queenstown (under appeal)
 - 18.1.3 15 are under active panel consideration
 - 18.1.4 3 panel decisions are under appeal
 - 18.1.5 16 have yet to lodge RMA applications
 - 18.1.6 2 have subsequently decided not to seek RMA approvals through the panel process.
 - 18.2 3 projects have been accepted for referral and are awaiting Orders in Council. This includes the projects that are the subject of this paper
 - 18.3 30 referral applications are being processed and are yet to receive referral decisions
 - 18.4 24 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
 - 18.5 15 referral applications have been withdrawn by the applicants.
- 19 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: Unisport Great South Limited's Great South Homes Park Project

- 20 USGL applied to use the fast-track consenting process for the Great South Homes Park Project. The project is to subdivide an approximately 6-hectare site located at 470 and 476 Great South Road, and 2 and 8 Gatland Road, Papakura, Auckland and construct approximately 338 residential units, commercial buildings, public open space, and supporting infrastructure including roads, vehicle, pedestrian and cycle accessways, car-parking areas and three-waters services.
- 21 The project will require subdivision and land use consents, and water and discharge permits under the Auckland Unitary Plan (AUP).
- 22 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 s 9(2)(f)(ii), s 9(2)(g)(i) and from Auckland Transport and Watercare.

- 23 To better understand the potential for job creation arising from the project and any conditional agreements that may affect project timing or delivery, I sought further information under section 22 of the FTCA from the applicant.

Overview of comments

- 24 s 9(2)(f)(ii), s 9(2)(g)(i)
- 25 s 9(2)(f)(ii), s 9(2)(g)(i)
- 26 s 9(2)(f)(ii), s 9(2)(g)(i)
- 27 s 9(2)(f)(ii), s 9(2)(g)(i)
- 28 s 9(2)(f)(ii), s 9(2)(g)(i)
- 29 Auckland Council considered the project could be assessed under a standard consenting process under the RMA. Council commented that the proposal is not contrary to the high-level policy framework of the Auckland Plan and the AUP, and that the proposed recreation reserve and roading layout were acceptable in principle. Council raised specific concerns regarding the design of the project, including the layout and likely intensity, and the lack of details on the stormwater management area, and noted that upgrades to water and wastewater networks (at the applicant's expense) will be needed.

- 30 Auckland Transport was neutral on project referral but considered the project could be assessed under a standard consenting process under the RMA. Auckland Transport commented that the roading layout is acceptable in principle, as it is consistent with the Precinct Plan within the AUP, but noted the scale of the proposed dwellings and provision for retail are not consistent with the development anticipated under the Precinct Plan. Auckland Transport requested that if the project is referred to a panel, I require the applicant to provide an integrated transport assessment with their resource consent application to a panel and direct a panel to invite comments from them.
- 31 Watercare did not oppose project referral and commented that the project site falls within an area where it is responsible for the operation and planning of the water supply and wastewater transmission networks. Veolia Water Services (ANZ) is responsible for the operation and maintenance of the local water and wastewater networks. Watercare raised specific concern that the Hingaia wastewater pumping station has no capacity to accept additional flows from the development ahead of planned upgrades to the pumping station.
- 32 s 9(2)(f)(ii), s 9(2)(g)(i) Auckland Council, Auckland Transport and Watercare made requests for directions to the applicant and panel that I have considered.

Decision

- 33 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.
- 34 I have decided to accept UGSL's application for referral of the Great South Homes Park 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:
- 34.1 generate employment by providing approximately 1086 direct full-time equivalent (FTE) jobs over an approximately 4-year period
 - 34.2 increase housing supply by constructing approximately 338 residential units
 - 34.3 progress faster than would otherwise be the case under standard RMA processes, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.
- 35 To address matters raised by the s 9(2)(f)(ii), s 9(2)(g)(i) Auckland Council, Auckland Transport and Watercare, I have decided to specify the applicant must provide a three-waters infrastructure assessment, information on stormwater management, a transport infrastructure assessment, an integrated transport assessment and an urban design assessment with their resource consent applications to a panel. The full details of this information requirement are in Appendix three.
- 36 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 UGSL's resource consent applications from the Associate Minister for the Environment (urban policy), Auckland Transport, Watercare, Veolia Water Services (ANZ) Pty Limited, Hauraki Māori Trust Board, Makaurau Marae Māori Trust and Ngāti Koheriki Claims Committee, as listed in Appendix three.

- 37 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. The additional material listed in Appendix three that must be submitted to a panel will assist with this.
- 38 I have not decided under section 24(2) of the FTCA to:
- 38.1 limit the scope of the project by referring it only in part
 - 38.2 refer the project in stages
 - 38.3 place any restrictions on the project
 - 38.4 impose specific timeframes for panel consideration.

Project for referral: Bulletin Trust's Waikanae North Project

- 39 Bulletin Trust applied to use the fast-track consenting process for the Waikanae North Project. The project is to subdivide an approximately 33-hectare site located at 99 and 103 Main Road/Old State Highway 1, Waikanae, and construct approximately 410 residential units and supporting infrastructure including roads, accessways, parking areas and three-waters services. The project includes the creation of open space areas and restoration and planting of natural wetlands and the riparian margins of a tributary of Waimeha Stream. The project will also require the infilling of several modified streams on the site.
- 40 The project will require subdivision and land use consents under the Kapiti Coast District Plan (KCDP), land use consent and water and discharge permits under the Proposed Natural Resources Plan for the Wellington Region (PNRP) and the Regional Freshwater Plan for the Wellington Region (RFP), and resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F).
- 41 I sought written comments on the referral application from the relevant local authorities (Kapiti Coast District Council (KCDC) and Greater Wellington Regional Council (GWRC)), from relevant Ministers as determined by section 21(6) of the FTCA including the Associate Minister for the Environment (urban policy), and from Waka Kotahi.
- 42 To better understand easements affecting the project site, areas of stream reclamation, consent requirements under the NES-F, information on three-waters services and required upgrades, I sought further information under section 22 of the FTCA from the applicant.

¹ Clause 17(6) of Schedule 6, FTCA.

Overview of comments

- 43 s 9(2)(f)(ii), s 9(2)(g)(i)
- 44 s 9(2)(f)(ii), s 9(2)(g)(i)
- 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)
- 48 KCDC supported project referral provided the rights and interests of neighbouring property owners are not compromised, and the written approval of the owner of 101 State Highway 1 is obtained. KCDC noted there is a high demand for housing in the area and the project would help meet this demand, particularly the inclusion of medium density typologies. KCDC raised potential concerns including loss of rural character and amenity, ad hoc development in the absence of a structure plan, potential three-waters infrastructure constraints, loss of rural production land, flood hazard and potential ecological effects. However, it considered these issues could potentially be addressed through the consenting process. KCDC noted that no timeframe has been set for it to rezone the Waikanae North 'medium priority greenfield growth area' (that includes the site) for urban development and no structure planning processes are in progress. However, it expects detailed scoping of a plan change that is likely to have a greenfield and brownfield focus will occur in the next six months.
- 49 GWRC did not oppose project referral but noted there was insufficient information provided on streams and wetland delineation to determine compliance with the PNRP and the NES-F. GWRC further noted a site visit would be required for it to confirm agreement with the applicant's ecological assessment, including wetland delineation.

- 50 Waka Kotahi did not specifically state that it opposed project referral but raised concerns that the project is out-of-sequence with the KCDC growth strategy and the Wellington Regional Growth Framework, and that reverse sensitivity effects had not been considered by the applicant. Waka Kotahi noted the use of the FTCA process will limit the ability to reach good integrated transport and land use solutions, including good active mode connections to the town centre and rail station for regional connectivity, and considered the project should be preceded by a plan change process so that all effects can be assessed. Waka Kotahi noted that Main Road/Old State Highway 1 is a limited access road under the Government Rounding Powers Act 1989, and approval from Waka Kotahi would be required to form an intersection.
- 51 The s 9(2)(f)(ii), s 9(2)(g)(i), KCDC, GWRC and Waka Kotahi made requests for directions to the applicant and the panel that I have considered.

Decision

- 52 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.
- 53 I have decided to accept Bulletin Trust's application for referral of the Waikanae North 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:
- 53.1 generate employment by providing approximately 747 direct FTE jobs over an approximately 4-year period
 - 53.2 increase housing supply by constructing approximately 410 residential units
 - 53.3 progress faster than would otherwise be the case under standard RMA processes, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.
- 54 To address matters raised by the s 9(2)(f)(ii), s 9(2)(g)(i), KCDC, GWRC, and Waka Kotahi, I have decided to specify the applicant must provide a water and wastewater infrastructure assessment, information on stormwater management, a transport infrastructure assessment, an integrated transport assessment, a visual effects assessment, a draft construction management plan, a hydrology assessment, an ecological assessment, a land productivity assessment and confirmation of whether approvals are required from Waka Kotahi for the project to proceed, with their resource consent applications to a panel. The full details of this information requirement are in Appendix four.
- 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 Bulletin Trust's resource consent applications from the Associate Minister for the Environment (urban policy),

² Clause 17(6) of Schedule 6, FTCA.

Waka Kotahi, Te Rūnanga o Raukawa Incorporated and Electra Limited, as listed in Appendix four.

- 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. The additional material listed in Appendix three that must be submitted to a panel will assist with this.
- 57 I have not decided 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 the day after publication in the New Zealand Gazette. UGSL and Bulletin Trust 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
 - 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.

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

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 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.

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

⁵ CO (20) 3 refers

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 Unispot Great South Limited's Great South Homes Park Project
 - 1.2 Bulletin Trust's Waikanae North Project
- 2 **note** that the Great South Homes Park 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 1086 direct full-time equivalent (FTE) jobs over an approximately 4-year period
 - 2.2 increase housing supply by constructing approximately 338 residential units
 - 2.3 progress faster than would otherwise be the case under standard Resource Management Act 1991 processes, provided that the applicant lodges their resource consent applications with the Environmental Protection Agency in a timely manner following project referral.
- 3 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2023 requires Unispot Great South Limited to provide to an expert consenting panel a three-waters infrastructure assessment, information on stormwater management, a transport infrastructure assessment, an integrated transport assessment and an urban design assessment, which I specified under section 24(2) of the FTCA and outlined in my notice of decision on the referral application for the project (see Appendix three)
- 4 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2023 requires an expert consenting panel appointed to consider Unispot Great South Limited's Great South Homes Park Project to seek comments from the Associate Minister for the Environment with responsibility for urban policy matters, Auckland Transport, Watercare Services Limited, Veolia Water Services (ANZ) Pty Limited, Hauraki Māori Trust Board, Makaurau Marae Māori Trust, and Ngāti Koheriki Claims Committee, as listed in Appendix three
- 5 **note** that the Waikanae North 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:
 - 5.1 generate employment by providing approximately 747 direct full-time equivalent (FTE) jobs over an approximately 4-year period
 - 5.2 increase housing supply by constructing approximately 410 residential units
 - 5.3 progressing faster than would otherwise be the case under standard Resource Management Act 1991 processes, provided that the applicant lodges their resource consent applications with the Environmental Protection Agency in a timely manner following project referral.

- 6 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2023 requires Bulletin Trust to provide to an expert consenting panel a water and wastewater infrastructure assessment, information on stormwater management, a transport infrastructure assessment, an integrated transport assessment, a visual effects assessment, a draft construction management plan, a hydrology assessment, an ecological assessment, a land productivity assessment and confirmation of whether approvals are required from Waka Kotahi New Zealand Transport Agency for the project to proceed, which I specified under section 24(2) of the FTCA and outlined in my notice of decision on the referral application for the project (see Appendix four)
- 7 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2023 requires an expert consenting panel appointed to consider Bulletin Trust's Waikanae North Project to seek comments from the Associate Minister for the Environment with responsibility for urban policy matters, Waka Kotahi New Zealand Transport Agency, Te Rūnanga o Raukawa Incorporated, and Electra Limited, as listed in Appendix four
- 8 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2023 to the Executive Council
- 9 **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 Amendment Order 2023 will come into force the day after publication in the New Zealand Gazette.

Authorised for lodgement

Hon David Parker
Minister for the Environment

Appendix one – Referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Referred projects with Orders in Council gazetted		
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)
Wooing Tree Estate – Cromwell	Wooing 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)

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	Application Withdrawn (19 August 2022)
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	Expecting Lodgement 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)
Tauranga Innovative Courthouse - Tauranga	The Minister of Justice and the Ministry of Justice	Under consideration by Panel
Oruku Landing - Whangārei, Northland	Northland Development Corporation Limited	Lodgement expected early 2023
Riverbend Residential Development - Napier	Tawanui Developments Limited, K3 Properties Limited & Mana Ahuriri Holdings Limited	Lodgement expected late 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
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	Under consideration by Panel
Summerset Retirement Village, Half Moon Bay, Auckland	Summerset Villages (Halfmoon Bay) Limited	Under consideration by Panel
Browns Bay Road Apartments, Auckland	Matvin Group Limited	Under consideration by Panel
Te Tauoma Stage 1B, St Johns, Auckland	Shundi Tamaki Village Limited	Under consideration by Panel
Kaiwharawhara Wellington Ferry Terminal Redevelopment	KiwiRail Holdings Limited	Under consideration by Panel
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	Under consideration by Panel
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 2022
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	Under consideration by Panel
Whenuapai Business Park, Auckland	Neil Construction Limited	Under consideration by Panel
Whenuapai Green, Auckland	Neil Construction Limited & Maraetai Land Development Limited	Lodgement expected late 2023
Faringdon Oval, Rolleston, Christchurch	Hughes Development Limited	Lodgement expected late 2023

Glenpanel Ladies Mile, Te Pūtahi	Maryhill Limited	Lodgement expected 2023
Kepa Road Apartments, Auckland	Sanctum Projects Ltd	Lodgement expected 2023
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

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 - Kaitia	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 - application lodged October in progress. Application 2 - application lodged October in progress. Application 3 – application lodged November in progress
Papakāinga Development – Waitara, Taranaki	Expecting lodgement 2022
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.

Appendix three – Additional requirements specified by the Minister for the Environment under section 24(2) of the FTCA for Unisport Great South Limited's Great South Homes Park Project

Unisport Great South Limited is required to provide with their resource consent applications to an expert consenting panel:

1. an assessment of the relevant infrastructure for three waters services that:
 - a. identifies the existing condition and capacity of that infrastructure
 - b. identifies any upgrades to that infrastructure that are required in connection with the project
 - c. identifies any funding required to carry out those upgrades (including who will provide that funding)
 - d. contains information on discussions held, and agreements made, between the applicant and Auckland Council or Watercare Services Limited or Veolia Water Services (ANZ) Ptd Limited (or all parties), that are relevant to three waters services, including the matters referred to in subparagraphs a-c
2. the following information relating to stormwater management:
 - a. stormwater and flood risk assessment, including flood modelling that accounts for the effects of climate change
 - b. a draft stormwater management plan
3. a transport infrastructure assessment, that:
 - a. assesses the existing capacity of the local road network to service traffic associated with both the project while it is carried out and the resulting development
 - b. identifies any upgrades to the local road network that are required to service that traffic
 - c. identifies any funding required to carry out those upgrades (including who will provide that funding)
 - d. contains information on discussions held, and agreements made, between the applicant and Auckland Transport, that are relevant to transport infrastructure, including the matters referred to in subparagraphs a-c
4. an integrated transport assessment that:
 - a. assesses the effects on the surrounding transport network, including the key intersections of Park Estate Road and Great South Road, and Gatland Road and Great South Road, of both the project while it is carried out and the resulting development
 - b. includes modelling to determine the most appropriate intersection treatment, including the consideration of a signalised intersection, of Gatland Road and Great South Road
 - c. identifies how the resulting development will support people to use public transport and active modes of transport (such as walking and cycling)
 - d. contains information on discussions held, and agreements made, between the applicant and Auckland Transport, that are relevant to the integrated transport assessment, including the matters referred to in subparagraphs a-c
5. an urban design assessment of the effects of the project

An expert consenting panel appointed to consider Unisport Great South Limited's resource consent applications for the Great South Homes Park Project must seek comments from the following additional persons/organisations:

1. Associate Minister for the Environment (urban policy)
2. Auckland Transport
3. Watercare Services Limited
4. Veolia Water Services (ANZ) Pty Limited
5. Hauraki Māori Trust Board
6. Makaurau Marae Māori Trust
7. Ngāti Koheriki Claims Committee

Appendix four – Additional requirements specified by the Minister for the Environment under section 24(2) of the FTCA for Bulletin Trust’s Waikanae North Project

Bulletin Trust is required to provide with their resource consent applications to an expert consenting panel:

1. an assessment of the relevant infrastructure for water and wastewater services that:
 - a. assesses the existing condition and capacity of that infrastructure
 - b. assesses any upgrades to that infrastructure that are required in connection with the project
 - c. identifies any funding required to carry out those upgrades (including who will provide that funding)
 - d. contains information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council
2. the following information relating to stormwater management:
 - a. a stormwater and flood risk assessment
 - b. a draft stormwater management plan
 - c. information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council or Greater Wellington Regional Council (or both)
3. a transport infrastructure assessment, that:
 - a. assesses the existing capacity of the local road network and Main Road/Old State Highway 1 to service traffic associated with both the project while it is carried out and the resulting development
 - b. assesses any upgrades to the local road network and Main Road/Old State Highway 1 that are required to service that traffic
 - c. identifies any funding required to carry out those upgrades (including who will provide that funding)
 - d. contains information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council or Waka Kotahi NZ Transport Agency (or both)
4. an integrated transport assessment that:
 - a. the effects on the surrounding transport network, of both the project while it is carried out and the resulting development
 - b. identifies how the resulting development will support people to use public transport and active modes of transport (such as walking and cycling)
 - c. contains information on discussions held, and agreements made, between the applicant and Kapiti Coast District Council or Waka Kotahi NZ Transport Agency (or both)
5. confirmation from Waka Kotahi NZ Transport Agency whether approval is required under the Government Roadway Powers Act 1989, and has been obtained, to form an intersection with Main Road/Old State Highway 1
6. an assessment of the visual effects of the project on the landscape and natural character of the project site, including any effects on the rural landscape
7. a draft construction management plan, including details of proposed measures to control dust, erosion, and sedimentation
8. a hydrology assessment of any changes to natural wetland hydrology that may occur both while the project is carried out and as a result of the development, and any proposed mitigation methods

9. an ecological assessment including:
 - a. delineation of natural wetlands located on, and within 100 metres of, the project site
 - b. an assessment of the effects of the project on vegetation, natural wetlands, freshwater, avifauna, lizards and bats
 - c. details of measures to avoid or mitigate these effects
 - d. results of surveying (undertaken between the months of October-April) for the presence of bats
 - e. if bats are found to be present on the site during surveying, a bat management plan that sets out how the project will avoid the loss of roost trees, mitigate the loss of vegetation, and address effects of lighting and noise
10. an assessment of the productive capacity of the land within the project site.

An expert consenting panel appointed to consider Bulletin Trust's resource consent applications for the Waikanae North Project must seek comments from the following additional persons/organisations:

1. Associate Minister for the Environment (urban policy)
2. Waka Kotahi NZ Transport Agency
3. Te Rūnanga o Raukawa Incorporated
4. Electra Limited.