

In Confidence

Office of the Minister for the Environment

Chair, Cabinet

COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 7) 2022

Proposal

- 1 This paper seeks authorisation for submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 7) 2022 (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 Sanctum Projects Limited's Waimarie Street project (Schedule 48)
 - 2.2 Glenpanel Development Limited's Flint's Park West, Ladies Mile – Te Pūtahi project (Schedule 49).

Executive Summary

- 3 The COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) is one of the Government's 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 Sanctum Projects Limited to fast-track the Waimarie Street project
 - 6.2 Glenpanel Development Limited to fast-track the Flint's Park West, Ladies Mile – Te Pūtahi project.
- 7 The Waimarie Street project is a terraced housing development in Saint Heliers, Auckland.

- 8 The Flint's Park West, Ladies Mile – Te Pūtahi project is a medium-density housing development in the Lake Hayes area, Queenstown, that includes an option for a state-integrated school.
- 9 I sought written comments on the applications from the relevant local authorities and relevant Ministers prescribed by the FTCA. I considered all comments received and the reports prepared under section 17 of the FTCA.
- 10 For the Flint's Park West, Ladies Mile – Te Pūtahi project, I also sought and considered comments from the Associate Minister for the Environment (Urban Policy) and Waka Kotahi NZ Transport Agency (Waka Kotahi). I also requested and considered further information from the applicant.
- 11 I have accepted the Waimarie Street project for referral as I am satisfied it meets the eligibility criteria specified in section 18 of the FTCA. It will help to achieve the FTCA's purpose by generating employment, increasing housing supply and contributing to a well-functioning urban environment.
- 12 I have accepted the Flint's Park West, Ladies Mile – Te Pūtahi Project for referral as I am satisfied it meets the eligibility criteria specified in section 18 of the FTCA. It will help to achieve the FTCA's purpose by having positive effects on social well-being, generating employment and increasing housing supply.
- 13 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.
- 14 I now seek authorisation for submission of the Amendment Order to the Executive Council. The Amendment Order enables Sanctum Projects Limited and Glenpanel Development Limited to apply via the EPA to a panel for the relevant approvals needed under the RMA for their projects, in accordance with the process in the FTCA.

Background

- 15 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.
- 16 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.
- 17 Panels are appointed by Panel Convener Judge Laurie Newhook and are constituted according to the specific representation, skills and knowledge required for the project. Before a panel grants any RMA approvals it must, among other things, consider the comments received from invited parties, assess the project's actual and potential effects, and test these 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 on the application.

- 18 I receive weekly updates on the projects accessing the fast-track provisions and their progress. To ensure robust oversight of the wider performance of the process, the Ministry for the Environment has commissioned an independent survey and review of FTCA implementation in the context of the FTCA's overall purpose. This will feed into a Ministry report to The Treasury on FTCA implementation in 2022.
- 19 As of 12 April 2022, 84 applications have been made under the FTCA to refer projects to a panel, of which:
- 19.1 47 projects have been referred and Orders in Council gazetted. Details are in Appendix one. In summary, for these projects:
 - 19.1.1 17 have been granted their RMA approvals by a panel
 - 19.1.2 one has had their applications for RMA approvals declined by a panel
 - 19.1.3 11 are under active panel consideration
 - 19.1.4 16 have yet to lodge their RMA applications
 - 19.1.5 two have subsequently decided not to seek their RMA consents through the panel process.
 - 19.2 six projects have been accepted for referral and are awaiting Orders in Council. This includes the two projects that are the subject of this paper
 - 19.3 eight referral applications are being processed and are yet to receive referral decisions
 - 19.4 16 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
 - 19.5 seven referral applications have been withdrawn by the applicants.
- 20 Projects listed in Schedule 2 of the FTCA are able to lodge their applications for RMA approvals with the EPA without first going through a referral assessment. An update on these projects is in Appendix two.

Project for referral: Sanctum Projects Limited's Waimarie Street project

- 21 Sanctum Projects Limited applied to use the fast-track consenting process for the Waimarie Street project. This project is to redevelop properties at 43A and 45 Waimarie Street and 819 Riddell Road, Saint Heliers, Auckland.
- 22 The project will create approximately 58 residential lots accommodating approximately 58 residential units in (predominantly) terraced houses between 2 and 3 storeys high, and associated infrastructure including a pedestrian accessway to Waimarie Street, vehicle accessways and parking areas, and infrastructure for three-waters services.
- 23 The project requires subdivision and 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 (NES-CS).

- 24 I sought written comments on the referral application from Auckland Council and from relevant Ministers as determined by section 21(6) of the FTCA.

Overview of comments

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- 32 Auckland Council did not oppose project referral nor identify any significant concerns or issues. However, the council's response included comments from the Orakei Local Board, which opposed project referral. Auckland Council's response also included requests from Auckland Transport and Watercare that I require the applicant to provide various reports with an application to a panel.

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

I note that Auckland Council did not identify any environmental regulatory compliance history for the applicant and noted that past abatement notices issued to other companies with the same director or shareholder have been complied with and are no longer active. I am aware of media coverage from 2016 relating to disputes over developments undertaken by PHI Construction Limited, a separate legal entity with the same director as the applicant, however I do not consider litigation involving other legal entities to be directly relevant to my referral decision. Further, whilst the judicial review applications may indicate a level of community interest in intensive housing developments in the Residential-Mixed Housing Suburban zone, I also do not consider they are relevant to my referral decision.

Decision

34 In making my decision, and in accordance with section 24 of the FTCA, I considered the application, 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.

35 I have decided to accept Sanctum Projects Limited's application for referral of the Waimarie Street 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 purpose of the FTCA by:

35.1 generating employment by providing approximately 212 full-time equivalent (FTE) jobs over a 2- to 3-year construction period

35.2 increasing housing supply through the construction of approximately 58 residential units

35.3 contributing to a well-functioning urban environment by providing a variety of housing types in a location with good access to community services, public transport, and natural and open spaces

35.4 progressing faster than would otherwise be the case under standard RMA processes.

36 To address matters raised by Auckland Council, I have decided to specify the applicant must provide an infrastructure assessment, a stormwater assessment, an integrated transport assessment, an urban design assessment, and a contamination investigation with their resource consent applications to a panel. The full details of this information requirement are in Appendix three.

37 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 Sanctum Projects Limited's resource consent applications from the Ngāti Koheriki Claims Committee and Watercare Services Limited, as listed in Appendix three.

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

¹ Clause 17(6) of Schedule 6, FTCA.

I note that invited parties (including Auckland Council and relevant ministers) will have the opportunity to raise any concerns on such matters in comments to a panel, which can consider them in the context of their assessment and impose any conditions on granted resource consents that they consider appropriate.

- 39 I consider any actual and potential effects on the environment, together with any measures to avoid, remedy, mitigate, offset or compensate for any 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.
- 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: Glenpanel Development Limited's Flint's Park West, Ladies Mile – Te Pūtahi project

- 41 Glenpanel Development Limited applied to use the fast-track consenting process for the Flint's Park West, Ladies Mile – Te Pūtahi project.
- 42 This project is to subdivide an 18.4-hectare site located at 14 Lower Shotover Road, Lake Hayes, Queenstown, and construct approximately 315 residential units (or approximately 180 residential units, a church/chapel and a state-integrated school), supporting infrastructure and public open space, on 8.6 hectares of the land.
- 43 The project requires land use and subdivision consents under the operative and proposed Queenstown Lakes District Plans and land use, water take and discharge consents under the Regional Plan: Water for Otago.
- 44 I sought written comments on the referral application from Queenstown Lakes District Council (QLDC), Otago Regional Council (ORC), Waka Kotahi and from relevant Ministers as determined by section 21(6) of the FTCA including the Associate Minister for the Environment (Urban Policy).

Overview of comments

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

- 51 QLDC opposed project referral because although it considers the Ladies Mile area highly suitable for more urban development, it considers it more appropriate to wait until an RMA plan change variation to implement the LMMP has progressed to the point where the project can be assessed against these provisions. QLDC was concerned that if the project is progressed under fast-track processes, there is no certainty that it will integrate with the LMMP and it may undermine it. However, the council acknowledged that if the project can be aligned with the LMMP outcomes then it may enable housing and development at a faster rate than through standard RMA processes, and the project is likely to provide impetus to their infrastructure planning.
- 52 ORC did not oppose project referral but considered there is no reason the project could not go through standard RMA process. The council noted that the project appears to rely on upgrades to a wastewater treatment plant that is not currently meeting demand nor currently meeting its consent conditions, and the applicant will need to consider the project's effects on State Highway 6.
- 53 Waka Kotahi opposed project referral as it considered the project is an ad-hoc development currently out of context in the Rural and Rural Lifestyle zones of the Queenstown Lakes District Plan, and if the project progresses ahead of a plan change there is no certainty that the project's internal transport network will integrate with the adjoining and wider transport network. Waka Kotahi considered the development would be a poor planning outcome for the area and not result in a well-functioning urban environment.

Decision

- 54 In making my decision, and in accordance with section 24 of the FTCA, I considered the application, 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.

55 I have decided to accept Glenpanel Development Limited's application for referral of the Flint's Park West, Ladies Mile –Te Pūtahi 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 purpose of the FTCA by:

55.1 having positive effects on social well-being by generating employment and providing additional housing in a range of typologies in an area with a housing shortage

55.2 generating employment by providing approximately 617 direct FTE jobs over a 6-year construction period, or 391 direct FTE jobs and 58 ongoing jobs if a state-integrated school is developed

55.3 increasing housing supply through the provision of up to 315 residential units, or up to 180 residential units if a state-integrated school is developed

55.4 progressing faster than would otherwise be the case under standard RMA processes.

56 To address matters raised by s 9(2)(f)(ii), s 9(2)(g)(i) LDC, ORC and Waka Kotahi, I have decided to specify the applicant must provide an assessment against the QLSP and LMMP, a three-waters infrastructure assessment, a transport infrastructure assessment, an integrated transport assessment, a preliminary site investigation report and a groundwater assessment with their resource consent applications to a panel. The full details of this information requirement are in Appendix four.

57 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 in comments and advice provided in the Section 17 report in relation to consultation, I have decided to specify a panel must seek comment on Glenpanel Development Limited's resource consent applications from the Associate Minister for the Environment, Waka Kotahi, Aukaha (1997) Limited and Te Ao Mārama Incorporated (as agents for the relevant Ngāi Tahu papatipu rūnanga), as listed in Appendix four.

58 I consider any actual and potential effects on the environment, together with any measures to avoid, remedy, mitigate, offset or compensate for any 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 four that must be submitted to a panel will assist with this.

59 I consider there are no reasons to decide under section 24(2) of the FTCA to:

59.1 limit the scope of the project by referring it only in part

59.2 refer the project in stages

² Clause 17(6) of Schedule 6, FTCA.

59.3 place any restrictions on the project

59.4 impose specific timeframes for panel consideration.

Timing and 28-day rule

60 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. Sanctum Projects Limited and Glenpanel Development Limited may then lodge resource consent applications for their respective projects with the EPA for consideration by a panel.

Compliance

61 The Amendment Order complies with:

61.1 the principles of the Treaty of Waitangi

61.2 the rights and freedoms contained in the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993

61.3 the principles and guidelines set out in the Privacy Act 2020

61.4 relevant international standards and obligations

61.5 the Legislation Guidelines (2018 edition), which are maintained by the Legislation Design and Advisory Committee.

Regulations Review Committee

62 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

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

Impact Analysis

Regulatory Impact Assessment

64 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.

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

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

Climate Implications of Policy Assessment

- 65 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

- 66 The Amendment Order will be available on the New Zealand Legislation website following its notification in the New Zealand Gazette.
- 67 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, available to the public on the Ministry for the Environment's website.

Proactive release

- 68 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

- 69 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.

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 Sanctum Projects Limited's Waimarie Street project
 - 1.2 Glenpanel Development Limited's Flint's Park West, Ladies Mile – Te Pūtahi project
- 2 **note** that the Waimarie Street 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, by:
 - 2.1 generating employment by providing approximately 212 full-time equivalent (FTE) jobs over a 2- to 3-year construction period
 - 2.2 increasing housing supply through the construction of approximately 58 residential units
 - 2.3 contributing to a well-functioning urban environment by providing a variety of housing types in a location with good access to community services, public transport, and natural and open spaces
 - 2.4 progressing 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 Amendment Order (No 7) 2022 requires Sanctum Projects Limited to provide to an expert consenting panel an infrastructure assessment, a stormwater assessment, an integrated transport assessment, an urban design assessment, and a contamination investigation, as detailed in Appendix three
- 4 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 7) 2022 requires an expert consenting panel appointed to consider Sanctum Projects Limited's Waimarie Street project to seek comments from the Ngāti Koheriki Claims Committee and Watercare Services Limited, as listed in Appendix three
- 5 **note** that the Flint's Park West, Ladies Mile – Te Pūtahi 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, by:
 - 5.1 having positive effects on social well-being by generating employment and providing additional housing in a range of typologies in an area with a housing shortage
 - 5.2 generating employment by providing approximately 617 direct FTE jobs over a 6-year construction period, or 391 direct FTE jobs and 58 ongoing jobs if a state-integrated school is developed
 - 5.3 increasing housing supply through the provision of up to 315 residential units, or up to 180 residential units if a state-integrated school is developed

- 5.4 progressing faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes
- 6 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 7) 2022 requires Glenpanel Development Limited to provide to an expert consenting panel an assessment against the Queenstown Lakes Spatial Plan and Ladies Mile Master Plan, a three-waters infrastructure assessment, a transport infrastructure assessment, an integrated transport assessment, a preliminary site investigation report and a groundwater assessment, as detailed in Appendix four
- 7 **note** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 7) 2022 requires an expert consenting panel appointed to consider Glenpanel Development Limited's Flint's Park West, Ladies Mile – Te Pūtahi Project to seek comments from the Associate Minister for the Environment (Urban Policy), Waka Kotahi NZ Transport Agency, Aukaha (1997) Limited and Te Ao Mārama Incorporated, as listed in Appendix four
- 8 **authorise** submission of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order (No 7) 2022 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 (No 7) 2022 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	Lodgement expected mid 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)
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	The Minister of Health's and the Ministry of Health	Lodgement expected mid 2022

Package 2 - buildings		
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	Under consideration by Panel
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	Under consideration by Panel
Karaka North Village - Karaka, Auckland	Capella Group Limited and Karaka North Village Limited	Under consideration by Panel
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 mid 2022
Otawere Water Storage Reservoir - Northland	Te Tai Tokerau Water Trust	Under consideration by Panel
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	Under consideration by Panel
Brickfields, Scott Road Development - Hobsonville, Auckland	Aedifice Development Limited	Consented by Panel (24 March 2022)
Melia Place - Whangaparāoa, Auckland	Melia Development Limited	Under consideration by Panel
Tauranga Innovative Courthouse - Tauranga	The Minister of Justice and the Ministry of Justice	Lodgement expected mid 2022
Oruku Landing - Whangārei, Northland	Northland Development Corporation Limited	Lodgement expected mid 2022
Riverbend Residential Development - Napier	Tawanui Developments Limited, K3 Properties Limited & Mana Ahuriri Holdings Limited	Lodgement expected mid 2022

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, Laries Mile – Te Pūtahi, Queenstown	Glenpanel Development Limited	Lodgement expected mid 2022
Federal Street Residences, Auckland	P0012 Auckland NZ Pty Limited	Under consideration by Panel
Bellgrove Development, Rangiora	Bellgrove Rangiora Limited	Under consideration by Panel
Lakeview-Taumata	QT Lakeview Developments Limited	Lodgement expected mid 2022
Summerset Retirement Village, Half Moon Bay, Auckland	Summerset Villages (Halfmoon Bay) Limited	Lodgement expected late 2022
Browns Bay Road Apartments, Auckland	Matvin Group Limited	Lodgement expected mid 2022
Te Tauoma Stage 1B, St Johns, Auckland	Shundi Tamaki Village Limited	Lodgement expected mid 2022
Kaiwharawhara Wellington Ferry Terminal Redevelopment	KiwiRail Holdings Limited	Lodgement expected mid 2022
The Rotokauri North project, Hamilton	Rotokauri North Holdings Limited	Lodgement expected mid 2022
Tauhei Farm Solar Project, Te aroha	Harmony Energy New Zealand Limited	Lodgement expected mid 2022
The Hill, Ellerslie, Auckland	Auckland Thoroughbred Racing Incorporated & Fletcher Residential Limited	Lodgement expected late 2022
Ariki Tahī Sugarloaf Wharf Upgrade, Waikato	Ariki Tahī Sugarloaf Wharf Limited	Lodgement expected mid 2022
Hananui Aquaculture Project, Foveaux Straight	Ngāi Tahu Seafood Resources Limited	Lodgement expected mid 2022

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 – lodgement anticipated in 2022.
Unitec Residential Development	Lodgement timeframe unknown.
Papakāinga Development – Waitara, Taranaki	Lodgement timeframe unknown.
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 Sanctum Projects Limited's Waimarie Street project

Sanctum Projects Limited is required to provide with their resource consent applications to an expert consenting panel:

1. a detailed infrastructure assessment that addresses –
 - a. the condition and capacity of the existing infrastructure for three-waters services to service the completed project
 - b. what upgrading is required to that infrastructure to service the completed project
 - c. how any upgrading is to be funded
2. a stormwater assessment, which must include –
 - a. a flood risk assessment, including pre- and post-development effects on the upstream and downstream catchment, as well as any mitigation measures
 - b. a draft stormwater management plan
 - c. information about any discussions held, and any agreements made, with the Auckland Council Healthy Waters department regarding stormwater management
3. an integrated transport assessment, including information about any discussions held, and any agreements made, with Auckland Transport
4. an urban design assessment, which must include –
 - a. shading diagrams and visual simulations to show the effects of shading and visual dominance from the proposed buildings
 - b. a detailed landscape plan
 - c. an assessment of the overall landscape quality provided on-site and along the boundaries/interface with neighbouring properties
 - d. an assessment of the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from the building intensity, scale, location, form and appearance
5. in relation to the land in the project site, a report on a preliminary site investigation and, if required, on a detailed site investigation, within the meaning of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, that shows how the requirements of those regulations will be met.

An expert consenting panel appointed to consider Sanctum Projects Limited's resource consent applications for the Waimarie Street project must seek comments from the following additional persons/organisations:

1. Ngāti Koheriki Claims Committee
2. Watercare Services Limited.

Appendix four – Additional requirements specified by the Minister for the Environment under section 24(2) of the FTCA for Glenpanel Development Limited's Flint's Park West, Ladies Mile – Te Pūtahi project

Glenpanel Development Limited is required to provide with their resource consent applications to an expert consenting panel:

1. an assessment of the project against the objectives, policies and provisions of the Te Pūtahi Ladies Mile Master Plan and Queenstown Lakes Spatial Plan
2. a detailed infrastructure assessment, including –
 - a. assessment of the capacity of the existing infrastructure for three-waters services to service the completed project
 - b. assessment of what upgrading is required to that infrastructure to service the completed project
 - c. details of how any upgrading is to be funded
 - d. a draft stormwater management plan
 - e. information on how any stormwater solution will support best practice stormwater management for the wider Ladies Mile area
 - f. information about discussions held and any agreements made with Queenstown Lakes District Council and Otago Regional Council regarding stormwater management
3. a detailed transport infrastructure assessment of –
 - a. the capacity of the local road network to service the construction of the project and the completed project
 - b. what upgrading is required to the local road network to service the completed project
 - c. how any upgrading is to be funded
4. an integrated transport assessment, including –
 - a. an assessment of how the project will support both public modes of transport and active modes of transport such as cycling and walking
 - b. information about discussions held and any agreements made with Waka Kotahi NZ Transport Agency
5. in relation to the land in the project site, a report on a preliminary site investigation and, if required, on a detailed site investigation, within the meaning of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, that shows how the requirements of those regulations will be met
6. an assessment of the effects of the project on groundwater quality and quantity, including –
 - a. changes in groundwater recharge
 - b. localised changes in groundwater level
 - c. effects of proposed water takes and discharge of stormwater to land on groundwater for potable water supply.

An expert consenting panel appointed to consider Glenpanel Development Limited's resource consent applications for the Flint's Park West, Ladies Mile – Te Pūtahi project must seek comments from the following additional persons/organisations:

1. Waka Kotahi NZ Transport Agency
2. Aukaha (1997) Limited
3. Te Ao Mārama Incorporated
4. Associate Minister for the Environment (Urban Policy).

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