



11 November 2020

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; and Climate Change

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on applications for referral

This letter is sent to you pursuant to section 21(2) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

The aim of the Act is to urgently promote employment to support Aotearoa's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources, and meet Treaty of Waitangi obligations.

The proposed projects are described in the enclosed schedule, and a copy of the applications are electronically attached.

I invite you to provide written comments on the proposed projects under section 21(2) of the Act. I note that if these projects are referred to an expert consenting panel for determination, the applicant will then be required to lodge a more detailed application including an environmental assessment and cultural impact assessment with the Environmental Protection Authority. You will have a further opportunity at that stage to provide comments on the applications to the expert consenting panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether to refer the applications to an expert consenting panel.

Yours sincerely



Hon David Parker
Minister for the Environment

Enclosures:

- A. Schedule of proposed projects
- B. Application to refer Whakatāne Boat Harbour Project to an expert consenting panel including supporting information
- C. Application to refer Nola Estate Project to an expert consenting panel including supporting information
- D. Application to refer Brennan Winery, Restaurant, Education and Event Complex to an expert consenting panel including supporting information
- E. Application to refer Silverlight Studios to an expert consenting panel including supporting information

Appendix A - Schedule of proposed projects

Project	Applicant	Details
Whakatāne Boat Harbour	Whakatāne District Council	<p>Construction and use of internal boat harbour facilities and a boat access channel from the boat harbour to the Whakatāne River (partially located in the CMA where the channel meets the river).</p> <p>The project includes two alternatives for the vessel access channel, subject to confirmation of the design of the facility and the final consent application. Both options traverse a strip of Local Purpose Reserve. The northern option also traverses a scenic reserve.</p> <p>The boat harbour is expected to be completed in two stages. The first stage starting construction in early 2021 includes:</p> <ul style="list-style-type: none"> • Establishment of the boat harbour including its channel entrance and the first berths focused on the commercial industry (tourism, fishing and aquaculture). • Construction of the Marine Technical Training Centre facility along with the commercial hardstand maintenance facility. • Construction of a commercial chandlery. • Flood protection works. • Remediation of contamination from the site (historic timber mill timber peelings that were consented and placed during the 1980's). <p>Construction on the second stage is forecast to commence soon after the completion of the first stage in late 2022, includes:</p> <ul style="list-style-type: none"> • additional berthage for recreation and commercial boats • recreational car and boat trailer parking.
Nola Estate	CPM 2019 Ltd	<p>Construction and subdivision of a residential development, including a commercial centre with two alternative designs proposed:</p> <p>(a) a 249 unit residential development, including a 500m² local commercial centre and 100m² café, along with 1,705m² of reserve area; or</p> <p>(b) a 248 unit residential development, including a 300m² local commercial centre and 100m² café, along with a 100m² community centre and 2,886m² of communal open space area (across eight areas).</p> <p>The alternative options provide for different building typology with option (a) providing for 1-3 bedroom residential units, and option (b) providing for 1-4 bedroom units. We do not consider the difference in design options to be material to the decision.</p>

Project	Applicant	Details
		The project is located at 460 - 465 West Coast Road, 467 - 478 West Coast Road, and 317 - 345 Glengarry Road, Glen Eden, Auckland.
Brennan Winery, Restaurant, Education and Event Complex	Otago Viticulture and Oenology (Trading as Brennan Wines)	<p>Construction and operation of a winery complex that provides onsite wine making including bottling and storage, restaurant and cellar door, training, and event facilities.</p> <p>Proposed as a single stage the development includes:</p> <ul style="list-style-type: none"> • earthworks • construction of a three-storey building • carparking areas • landscaping. <p>Consent is required for land use and discharge.</p>
Silverlight Studios	Silverlight Studios Ltd	<p>To construct and operate a film studio, film school, movie theatre, and tourism attraction in Wanaka, Otago.</p> <p>This development will be separated into 6 areas centred around an artificial lake (previously consented). These areas are:</p> <ul style="list-style-type: none"> • a studio complex consisting of 5 buildings surrounded by a high wall. This area will provide sound stages, a workshop and supporting facilities, • five building clusters themed to look like iconic filming locations around the world (Italian village, Venice, Paris, New York, Nantucket). These building clusters will be used as film sets as well as provide production offices, a movie theatre, a film school, tourism attractions and supporting facilities. • a small-scale replica of Central Park for filming and tourism purposes. <p>The project also includes the construction and operation of the supporting transport, three waters and utilities infrastructure</p> <p>The purpose of this project is to meet a demand for dedicated film studios, large film sets, and supporting production facilities in New Zealand. The applicant notes New Zealand's filming facilities are currently booked out and there is an increasing demand for these facilities.</p>