

**Hon David Parker** BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



16 FEB 2021

2020-B-07298

John Duthie  
Director  
Tattico  
s9(2)(a)

Dear John Duthie

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)  
– Wooing Tree Estate**

Thank you for Wooing Tree Property Development LP's application under section 20 of COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking that the Wooing Tree Estate Project (the Project) be referred to an expert consenting panel (a panel) for consideration under the FTCA.

The Project is to construct and operate a staged residential subdivision, residential units, a hospitality/neighbourhood centre, cellar door facility for Wooing Tree Vineyard, travellers' accommodation, and associated works and infrastructure at 64 Shortcut Road, corner of State Highway 8B and State Highway 6, Cromwell, Otago.

The purpose of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer a Project to a panel for consideration under the FTCA if the Project meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the Project will help achieve the FTCA's purpose.

I have decided the Project meets the referral criteria in section 18 of the FTCA and I consider the Project will help to achieve the FTCA's purpose as it has the potential to:

1. Directly generate up to 650 FTE jobs between 2021 and 2026 (is approximately 108 FTE jobs each year), which includes jobs resulting from the construction of residential units on 276 residential lots. The Project will also create ongoing permanent jobs via commercial activities (section 19(d)(i)).
2. Provide economic benefits to people living and working in Central Otago area and the viticulture and construction industries that have been affected by COVID-19 (section 19(a)).

3. Increase housing supply in an area experiencing rapid growth and housing shortages (section 19(d)(ii)).
4. Contribute to a well-functioning urban environment given its proximity to the Cromwell town centre and within an area identified in the Cromwell Spatial Plan as being suitable for residential intensification (section 19(d)(iii)).
5. Enable the Project to progress faster by using the processes provided by this Act than would otherwise be the case (section 19(c)).

Any potential adverse effects arising from the application and mitigation measures can be tested through a panel having regard to Part 2 of the Resource Management Act and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all the Project to a panel.

In accordance with section 24(2)(e) of the FTCA, I have decided that the expert consenting panel must invite comments on any consent application for the Wooing Tree Estate Project lodged with the Environment Protection Authority (EPA) from Waka Kotahi NZ Transport Agency.

This will allow those parties the opportunity to have input into the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting other parties to comment on any application lodged with the EPA under this FTCA.

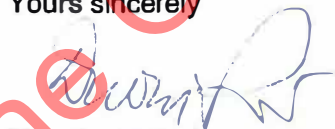
I will progress an Order in Council through Executive Council for the Project. Once this Order is made you are able to lodge your application with the EPA for a consent decision by a panel. Please do not publicly release my decision or this notice until the Order in Council for this Project has been approved by Cabinet and published in the *New Zealand Gazette*.

The FTCA requires that:

1. I provide a copy of this decision to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decision, the reasons for my decision and the section 17 report will be published on the Ministry for the Environment's website under section 25(3) of the FTCA.

Please contact officials at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker  
**Minister for the Environment**

cc **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