

Version
as at 8 July 2023



**COVID-19 Recovery (Fast-track Consenting) Referred
Projects (Holly Lea Village and Man Street Hotel)
Amendment Order 2023**
(SL 2023/101)

COVID-19 Recovery (Fast-track Consenting) Referred Projects (Holly Lea Village and Man Street Hotel) Amendment Order 2023: revoked, on 8 July 2023, by Schedule 1 clause 1(1) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (2020 No 35).

Cindy Kiro, Governor-General

Order in Council

At Wellington this 22nd day of May 2023

Present:

Her Excellency the Governor-General in Council

This order is made under section 27 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 on the advice and with the consent of the Executive Council and on the recommendation of the Minister for the Environment.

Contents

		Page
1	Title	2
2	Commencement	2
3	Principal order	2

Note

The Parliamentary Counsel Office has made editorial and format changes to this version using the powers under subpart 2 of Part 3 of the Legislation Act 2019.

Note 4 at the end of this version provides a list of the amendments included in it.

This order is administered by the Ministry for the Environment.

4	New schedules inserted	2
	Schedule	3
	New Schedules 72 and 73 inserted	

Order

1 Title

This order is the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Holly Lea Village and Man Street Hotel) Amendment Order 2023.

2 Commencement

This order comes into force on 26 May 2023.

3 Principal order

This order amends the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020.

4 New schedules inserted

After the last schedule,—

- (a) insert the schedules set out in the Schedule of this order; and
- (b) make all necessary consequential amendments.

Schedule
New Schedules 72 and 73 inserted

cl 4

Schedule 72
Holly Lea Village—Buildings D and E

cl 5

Project referred to expert consenting panel

1 Name of project

The name of the project is Holly Lea Village—Buildings D and E (the **project**).

2 Authorised person

The authorised person for the project is Holly Lea Village Limited.

3 Description of project

The scope of the project is to do the following at the retirement village known as Holly Lea Village in Fendalton, Christchurch:

- (a) construct a 3-storey building that contains approximately 10 independent living units, and staff and administrative areas:
- (b) construct a 3-storey building that contains approximately 22 independent living units:
- (c) carry out landscaping and planting:
- (d) construct or install infrastructure or structures associated with the 2 new buildings.

4 Description of activities involved in project

The project may involve the following activities:

- (a) demolishing infrastructure or structures:
- (b) carrying out earthworks (including earthworks within a natural watercourse):
- (c) constructing buildings:
- (d) discharging stormwater (which may contain contaminants) onto land or into water:
- (e) taking and diverting groundwater and discharging it onto land or into water:
- (f) installing structures within a natural watercourse:
- (g) landscaping and planting:

- (h) constructing or installing infrastructure or structures, including—
 - (i) private accessways for vehicles; and
 - (ii) car parking areas; and
 - (iii) infrastructure for three waters services:
- (i) carrying out any other activities that are—
 - (i) associated with the activities described in paragraphs (a) to (h); and
 - (ii) within the scope of the project as described in clause 3 of this schedule.

5 Approximate geographical location

The project will occur in Fendalton, Christchurch at—

- (a) 19, 19A, and 21 Tui Street; and
- (b) 121 and 123 Fendalton Road; and
- (c) 2 and 8 Heathfield Avenue.

6 Persons who must be invited to comment on project

An expert consenting panel must invite comments on any consent application relating to the project from the following persons (in addition to the persons listed in clause 17(6) of Schedule 6 of the Act):

- (a) the Minister for Seniors;
- (b) Mahaanui Kurataiao Limited.

7 No further provision required

No further provision is necessary to give effect to decisions made by the Minister under section 24 of the Act in respect of the project.

Statement of reasons

This statement of reasons is published for the purposes of clause 4 of Schedule 3 of the Act

The Minister for the Environment (the **Minister**) has accepted this application for referral. The Minister considered the application against the criteria in the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the **Act**) and the Act's purpose, and sought and considered written comments from the following:

- the relevant Ministers listed in section 21(6) of the Act;
- the Minister for Seniors;
- Christchurch City Council;
- Canterbury Regional Council (also known as Environment Canterbury).

The Minister has accepted this application for the following reasons:

- the project will help to achieve the purpose of the Act because—
 - it has the potential to generate approximately 108 full-time equivalent jobs (**FTE jobs**) per year over a 3-year construction period and 8 ongoing FTE jobs once the new buildings are operational; and
 - it has the potential to increase housing supply through the construction of approximately 32 residential units that are independent living units; and
 - it has the potential to contribute to a well-functioning urban environment through the construction of residential units within walkable distance of public rapid transit services; and
 - it is likely to progress faster than would otherwise be the case under the Resource Management Act 1991 standard processes:
- any actual and potential effects on the environment, and proposed measures to avoid, remedy, mitigate, offset, or compensate for any adverse effects, can be appropriately tested by an expert consenting panel against Part 2 of the Resource Management Act 1991 and the purpose of the Act.

Schedule 73
Man Street Hotel—Queenstown

cl 5

Project referred to expert consenting panel

1 Name of project

The name of the project is Man Street Hotel—Queenstown (the **project**).

2 Authorised person

The authorised person for the project is The Queenstown Hotel (NZ) Limited Partnership.

3 Description of project

The scope of the project is to do the following on land in Man Street, Queenstown:

- (a) construct and operate a hotel that is—
 - (i) above an existing car parking building that is below ground level; and
 - (ii) up to 6 storeys high above ground level:
- (b) construct or install infrastructure or structures associated with the hotel, including a loading zone in a road reserve.

4 Description of activities involved in project

The project may involve the following activities:

- (a) demolishing infrastructure or structures:
- (b) constructing and operating a hotel:
- (c) discharging stormwater (which may contain contaminants) onto land:
- (d) discharging contaminants into the air in the course of constructing the hotel:
- (e) constructing or installing infrastructure or structures, including—
 - (i) a loading area in a road reserve; and
 - (ii) infrastructure for three waters services:
- (f) carrying out any other activities that are—
 - (i) associated with the activities described in paragraphs (a) to (e); and
 - (ii) within the scope of the project as described in clause 3 of this schedule.

5 Approximate geographical location

The project will occur at 12 to 26 Man Street, Queenstown and on land in the adjacent road reserve.

6 Persons who must be invited to comment on project

An expert consenting panel must invite comments on any consent application relating to the project from the following persons (in addition to the persons listed in clause 17(6) of Schedule 6 of the Act):

- (a) Te Ao Marama Incorporated:
- (b) Aukaha (1997) Limited.

7 No further provision required

No further provision is necessary to give effect to decisions made by the Minister under section 24 of the Act in respect of the project.

Statement of reasons

This statement of reasons is published for the purposes of clause 4 of Schedule 3 of the Act

The Minister for the Environment (the **Minister**) has accepted this application for referral. The Minister considered the application against the criteria in the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the **Act**) and the Act's purpose, and sought and considered written comments from the following:

- the relevant Ministers listed in section 21(6) of the Act:
- Queenstown-Lakes District Council:
- Otago Regional Council.

The Minister has accepted this application for the following reasons:

- the project will help to achieve the purpose of the Act because—
 - it has the potential to generate approximately 180 direct full-time equivalent jobs (**FTE jobs**) over a 2-year construction period and a further 100 FTE jobs once the hotel is operational; and
 - it has the potential to contribute to a well-functioning urban environment through the construction of the hotel in an area that is easily accessible from housing by public transport and active modes of transport; and
 - it is likely to progress faster than would otherwise be the case under the Resource Management Act 1991 standard processes:
- any actual and potential effects on the environment, and proposed measures to avoid, remedy, mitigate, offset, or compensate for any adverse effects, can be appropriately tested by an expert consenting panel against Part 2 of the Resource Management Act 1991 and the purpose of the Act.

Rachel Hayward,
Clerk of the Executive Council.

Explanatory note

This note is not part of the order, but is intended to indicate its general effect.

This order, which comes into force on 26 May 2023, amends the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020. The effect of the amendment is to refer 2 projects to an expert consenting panel for the purpose of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the **Act**). The referred projects are the projects named and described in *new Schedules 72 and 73*.

The effect of the referral is—

- to authorise Holly Lea Village Limited to apply under the Act, instead of under the Resource Management Act 1991, for resource consents relating to the project described in *new Schedule 72*; and
- to authorise The Queenstown Hotel (NZ) Limited Partnership to apply under the Act, instead of under the Resource Management Act 1991, for resource consents relating to the project described in *new Schedule 73*.

The expert consenting panels will be appointed under Schedule 5 of the Act and make decisions in accordance with Schedule 6 of the Act.

Issued under the authority of the Legislation Act 2019.
Date of notification in *Gazette*: 25 May 2023.

Notes

1 *General*

This is a consolidation of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Holly Lea Village and Man Street Hotel) Amendment Order 2023 that incorporates the amendments made to the legislation so that it shows the law as at its stated date.

2 *Legal status*

A consolidation is taken to correctly state, as at its stated date, the law enacted or made by the legislation consolidated and by the amendments. This presumption applies unless the contrary is shown.

Section 78 of the Legislation Act 2019 provides that this consolidation, published as an electronic version, is an official version. A printed version of legislation that is produced directly from this official electronic version is also an official version.

3 *Editorial and format changes*

The Parliamentary Counsel Office makes editorial and format changes to consolidations using the powers under subpart 2 of Part 3 of the Legislation Act 2019. See also PCO editorial conventions for consolidations.

4 *Amendments incorporated in this consolidation*

COVID-19 Recovery (Fast-track Consenting) Act 2020 (2020 No 35): Schedule 1 clause 1(1)