

# Application for Resource Consent

## Under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is to be used to apply for a resource consent(s) for listed projects and referred projects under clause 2(1) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (“the Act”). If the project also includes a Notice of Requirement please also complete the separate Notice of Requirement form.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 unless otherwise stated.

Resource consent applications cannot be lodged with the EPA or determined by a panel if they relate to an activity that:

- is classified as a prohibited activity in a relevant plan or proposed plan, or in regulations made under the Resource Management Act 1991 (including any national environmental standard); and
- is to occur within a customary marine title area, unless agreed in writing with the appropriate customary marine title group.

The information required for resource consent applications are prescribed in clauses 9-12 of Schedule 6 of the Act.

Your application must:

- Include the information required (which is listed in the Resource Consent Application checklist on this form); and
- Comply with any restrictions or obligations, such as any information requirements included in Schedule 2 or 3 of the Act, as applicable.

The information you provide must be in sufficient detail that corresponds with the scale and significance of the effects that the activity may have on the environment, taking into account any proposals to manage the adverse effects through conditions. If these information requirements are not met, the Environmental Protection Authority (EPA) must return your application.

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

We recommend that you discuss your application with the EPA before lodging the application. Please contact the EPA:

By phone: 0800 080 065; or

By Email: [fasttrack@epa.govt.nz](mailto:fasttrack@epa.govt.nz)

Applications must be submitted to the EPA by email [fasttrack@epa.govt.nz](mailto:fasttrack@epa.govt.nz) and in hard copy (six hard copies required). Hard copies are to be sent to the Environmental Protection Authority, Level 10, 215 Lambton Quay, Wellington.

Please also provide one copy of a redacted version (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons.

If your application includes or is for a coastal permit to undertake an aquaculture activity, an additional copy of the application documents must be included for the EPA to provide to the Director-General of the Ministry for Primary Industries.

All documents lodged with this application, must be indexed.

Electronic documents shall be separated into smaller files less than 30MB.

Your personal and company information will be held by the EPA and used in relation to this application. You have the right to access and correct personal information held by the EPA.

If your application is accepted as complying with the requirements of clause 3 of Schedule 6 of the Act, it will be provided to specified parties invited to comment by the expert consenting panel. Any personal contact details (phone number, address and email) including any owners and occupiers listed in application documents, will not be made publicly available.

Your full application (including business contact details) will be publicly available on our website.

All information held by the EPA is subject to the Official Information Act 1982.

We will recover from you the actual and reasonable costs incurred in respect of this application. We may suspend processing your application for non-payment of costs. A copy of the EPA Cost Recovery Policy is available on the EPA website: <https://www.epa.govt.nz/fast-track-consenting/making-an-application/>

## Part 1: Applicant details

<b>Project Name and identifier (as named in Schedule 2 or referral order): Wooing Tree Estate</b>	
Person or entity authorised to undertake project (as named in Schedule 2 or referral order): <b>Wooing Tree Property Development LP</b>	
Key contact name: Sean Haynes	
Phone: 027 556 0111	Email: seanhaynes@veros.co.nz
Email address for service: seanhaynes@veros.co.nz	
Postal Address (if preferred method of service): Veros, PO Box 324, Tauranga 3140	

## Consultant details

Company: Tattico Ltd	
Full name of consultant: John Duthie	
Phone: 027 4924 387	Email: john.duthie@tattico.co.nz
Email address for service: john.duthie@tattico.co.nz	
Postal Address (if preferred method of service): PO Box 91562, Victoria Street, Auckland 1142:	

If you are making this application on behalf of the applicant please attach evidence that you are authorised to make this application.

Please direct all correspondence from the EPA to:

- Applicant
- Consultant

## Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent
- subdivision consent
- water permit
- discharge permit
- coastal permit:
  - for reclamation
  - aquaculture activities
  - other

## Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

A 300 residential lot and subdivision consent with associated land use consent for earthworks and infrastructure. In addition the proposal includes three superlots for business development comprising a neighbourhood centre and travellers' accommodation. The application includes public open space to vest and roads to vest in Central Otago District Council.

## Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required

Attachment number	Document name and date	Author	Document versions
01	[ Planning Report ]	Tattico	April 2021
02	Urban Design Report	Baxter Design	March 2021
03	Subdivision Scheme Plan	Adapt	April 2021
04	Masterplan	Baxter Design	March 2021
05	Boundary setbacks Part 1 and 2	Baxter Design	March 2021
06	Plan of land to transfer to the Crown as SH	WSP Opus	March 2021
07	Temporary signs	Veros	April 2021
08	Hospitality Centre Plans	FDA	March 2021
09	Infrastructure Report	Paterson Pitts	April 2021
10	Engineering Plans	Paterson Pitts	April 2021
11	Engineering Road Cross-sections	Paterson Pitts	March 2021
12	Bore location	Paterson Pitts	October 2019
13	Bore logs	McNeill Drilling	January 2001
14	Lab test results	Central Testing Services	November 2019
15	Soakage test results		
16	Electricity Supply	PowerNet	June 2020

17	Telecommunications	Chorus	June 2020
18	Water & Wastewater Supply Assessment	Mott Macdonald	July 2020
19	Transportation Assessment	Carriageway Consulting	March 2021
20	Land Contamination DSI Report	WSP Opus	November 2016
21	Economic Assessment	Market Economics	October 2020
22	Sight Distance Assessment	Carriageway Consulting	April 2021
23	Letter	Aukaha	December 2020
24	Design Guidelines	Baxter Design	September 2020
25	Certificate of Title		September 2020
26	Entry signage	Baxter Design	October 2019
27	Temp signage	Veros	April 2021
28	Tnry Wall Light Fixing Concept	Baxter Design	March 2021
29	Barry Avenue Intersection Plan	Paterson Pitts	April 2021
30	Barry Avenue Layout Plan & Underpass	WSP Opus	March 2021
31	Northern Underpass Plan	Veros	March 2021
32	Covenant relating to adjacent vineyards/orchards	NA	NA

## Part 5: Description of inquiries made to identify occupiers

**Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.**

Attach additional pages if required

All adjacent properties were identified. Title search undertaken of all properties and matched to street addresses. Address for service for adjacent local government and central government landowners identified. Authorised iwi contact identified.

A full list of these parties is set out at Appendix 2 in the Planning Report at Attachment A to this application.

## Part 6: Is this application part of a project planned to proceed in stages?

- Yes (see below)  
 No

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

Attach additional pages if required

This is a comprehensive application for all stages. Stages will occur consecutively. Stages 3 and 4 will proceed in time for delivery of development sites concurrent with completion of the Barry Avenue roundabout.

## Part 7: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.



16 April 2021

Signature of applicant (or person authorised to make application)

Date

**Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.**

# Resource Consent Application Checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity <b>(clause 9(1)(a))</b></p>	<p>Planning Report, section 2, page 15</p>	<p>✓</p>
<p>A description and map of the site at which the activity is to occur <b>(clause 9(1)(b))</b></p>	<p>Planning Report, section 4, page 44</p>	<p>✓</p>
<p>Confirmation that the consent application complies with clause 3(1) <b>(clause 9(1)(c))</b></p>	<p>Planning Report, section 5, page 46</p>	<p>✓</p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified <b>(clause 9(1)(d))</b></p>	<p>Planning Report, section 4.1, page 44 and Appendix 2, page 241</p>	<p>✓</p>
<p>A description of any other activities that are part of the proposal to which the application relates <b>(clause 9(1)(e))</b></p>	<p>Planning Report, section 9.4 and 9.5, page 81</p>	<p>✓</p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates <b>(clause 9(1)(f))</b></p>	<p>Planning Report, section 9.5, Page 81 none required</p>	<p>✓</p>
<p>An assessment of the activity against</p> <ul style="list-style-type: none"> <li>(i) Part 2 of the Resource Management Act 1991; and</li> <li>(ii) the purpose of the Act; and</li> <li>(iii) the matters set out in section 19 of the Act</li> </ul> <p><b>(clause 9(1)(g))</b></p>	<p>Planning Report, sections 13 and 14, pages 143 and 149</p>	<p>✓</p>
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> <li>(i) a national environmental standard:</li> <li>(ii) other regulations made under the Resource Management Act 1991:</li> <li>(iii) a national policy statement:</li> <li>(iv) a New Zealand coastal policy statement:</li> <li>(v) a regional policy statement or proposed regional policy statement:</li> <li>(vi) a plan or proposed plan;</li> </ul>	<p>Planning Report, sections 15, 16 and 17, pages 173, 187 and 200</p>	<p>✓</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>(vii) a planning document recognised by a relevant iwi authority and lodged with a local authority</p> <p>Including an assessment of the activity against:</p> <ul style="list-style-type: none"> <li>Any relevant objective, policy, or rules in any of the documents listed above.</li> <li>Any requirement, condition, or permission in any of the documents listed above</li> <li>Any other requirements in any of those documents</li> </ul> <p><b>(clause 9(1)(h)) and clause 9(2) and (3))</b></p>		
<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area <b>(clause 9(1)(i))</b></p>	<p>Planning Report, section 17, page 200</p>	<p>✓</p>
<p>The conditions proposed for the consent. <b>(clause 9(1)(j))</b></p>	<p>Planning Report, section 20, page 215</p>	<p>✓</p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> <li>Include the information required by clause 10 of Schedule 6; and</li> <li>Cover the matters specified in clause 11 of Schedule 6.</li> </ul> <p><b>(clauses 9(4) 10 and 11)</b></p>	<p>Planning Report, section 10, page 83</p>	<p>✓</p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> <li>Prepared by or on behalf of the relevant iwi authority or authorities; or</li> <li>If one is not provided, a statement of the reasons given by the iwi authority for not providing it</li> </ul> <p><b>(clause 9(5))</b></p>	<p>Planning Report, Appendix 3, page 245 and Attachment K to the application</p>	<p>✓</p>
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. <b>(clause 9(6)(a))</b></p>	<p>Planning Report, section 9.4, page 81 and 15.5, 15.6 page 183 and 184</p>	<p>✓</p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. <b>(clause 9(6)(b))</b></p>	<p>Not applicable</p>	
<p>In the case of a referred project, all additional information required by the referral order <b>(clause 9(6)(c))</b></p>	<p>Planning Report, section 5.1, page 46</p>	<p>✓</p>
<p><b>Subdivisions or Reclamation</b></p>		



<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> <li>• The position of all new boundaries;</li> <li>• The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan;</li> <li>• The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips</li> <li>• The locations and areas of existing esplanade reserves, esplanade strips and access strips</li> <li>• The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991</li> <li>• The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991</li> <li>• The locations and areas of land to be set aside as new roads</li> </ul> <p><b>(clause 12(1))</b></p>	<p>Attachment C1 - Subdivision Plan by Adapt</p>	<p>✓</p>
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> <li>• The location of the area to be reclaimed</li> <li>• If practicable, the position of all new boundaries</li> <li>• Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip</li> </ul> <p><b>(clause 12(2))</b></p>	<p>Not applicable</p>	<p></p>

<p>Other restrictions or obligations</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p> <p>In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order</p>	<p>Planning Report, section 5, page 46</p>	<p>✓</p>

Other restrictions or obligations	Application Reference (Section and page)	✓
Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6	Planning Report, section 5, page 46	✓

Evidence of authorisation	Application Reference (Section and page)	✓
Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act	Not applicable	