
under: the Resource Management Act 1991

in the matter of: submissions and further submissions in relation to
proposed variation 1 to the proposed Canterbury Land
and Water Regional Plan

and: **Fonterra Co-operative Group Limited**
Submitter

Statement of evidence of Michael Campbell Copeland (economics)

Dated: 29 August 2014

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STATEMENT OF EVIDENCE OF MICHAEL CAMPBELL COPELAND

INTRODUCTION

Qualifications and experience

- 1 My name is Michael Campbell Copeland.
- 2 I am a consulting economist and am currently joint managing director of Brown, Copeland and Company Limited, a firm of consulting economists which has undertaken a wide range of studies for public and private sector clients in New Zealand and overseas. During the period July 1990 to July 1994, I was a member of the Commerce Commission and between 2002 and 2008 I was a lay member of the High Court under the Commerce Act. Prior to establishing Brown, Copeland and Company Limited in 1982, I spent six years at the New Zealand Institute of Economic Research and three years at the Confederation of British Industry.
- 3 I hold a Bachelor of Science degree in mathematics and a Master of Commerce degree in economics. A summary of my curriculum vitae is attached as **Appendix 1**.
- 4 With respect to the Resource Management Act 1991 (RMA), I have prepared evidence for clients covering a number of development projects and policies. A selection of these is listed in my curriculum vitae in **Appendix 1**.
- 5 In preparing my evidence I have reviewed:
 - 5.1 Fonterra Co-operative Group Ltd (Fonterra): *Submission to the Canterbury Regional Council (ECan) on Proposed Variation 1 to the Proposed Land and Water Regional Plan*; February 2014;
 - 5.2 Livestock Improvement Corporation and DairyNZ; *New Zealand Dairy Statistics, 2012-13*; 2013;
 - 5.3 Lincoln University Agribusiness Economic Research Unit (AERU); *The Wheel of Water; Agricultural Expenditure Flows for Selwyn and Waimakariri Districts into Christchurch*. Report prepared for Aqualink. September, 2013; and
 - 5.4 Statistics New Zealand; *NZ Stat*; www.statsnz.govt.nz
- 6 I have also read the evidence of **Mr Ian Goldschmidt** and **Ms Sharon Dines**.

SCOPE OF EVIDENCE

- 7 In my evidence I will address:
- 7.1 the relevance of economic effects under the Resource Management Act (RMA);
 - 7.2 a description of the key economic drivers of the Selwyn District economy;
 - 7.3 the economic significance of Fonterra's Darfield milk processing plant;
 - 7.4 the economic efficiency benefits of Fonterra's Darfield milk processing plant; and
 - 7.5 the economic benefits of allowing for the future expansion of Fonterra's Darfield milk processing plant.
- 8 The specific amendments Fonterra is seeking are set out in the evidence of **Mr Ian Goldschmidt** and **Ms Sharon Dines**.
- 9 I also note that **Mr Goldschmidt** provides an overview of Fonterra and the Darfield site in his evidence on which I have relied to prepare my evidence.
- 10 Although this is a Council hearing, I have read the Environment Court's Code of Conduct for expert witnesses, and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

PROPOSED VARIATION 1 TO THE PROPOSED LAND AND WATER REGIONAL PLAN

Background – Fonterra's submission

- 11 Fonterra is seeking a number of amendments to proposed Variation 1 (*Variation 1*) to the Canterbury Land and Water Plan (*pLWRP*) including those provisions relating to the take of water and discharge to land.
- 12 The core basis of Fonterra's submission is the desire to preserve the continued operation (and the continued flexibility of operation) of its Darfield milk processing plant. This approach reflects the Darfield plant's pre-eminent position in serving the wider needs of the dairy

farming industry,¹ and the role the plant plays within the Selwyn District and Christchurch City economies.

- 13 By way of further background I also note that to cope with the growth in milk production in Canterbury (and the South Island), Fonterra prior to constructing the Darfield plant, expanded its plant(s) at Clandeboye² near Timaru (and Edendale near Invercargill). However, to meet continued growth in Canterbury milk supply and the possible future growth in supply, Fonterra constructed a new plant situated on a 680 hectare site near Darfield in the Selwyn District.
- 14 Fonterra had analysed the location of existing and projected future milk production from farms in the Canterbury region and assessed the advantages of the proposed site near Darfield relative to other potential new sites and the expansion of the existing plant at Clandeboye. Fonterra concluded that the key advantages of the Darfield site were, amongst other factors, the reduced milk collection kilometres, fuel use and costs as compared to an expanded Clandeboye or other potential new sites.

ECONOMICS AND THE RMA

Community Economic Wellbeing

- 15 Economic considerations are intertwined with the concept of the sustainable management of natural and physical resources, which is embodied in the RMA. In particular, Part II section 5(2) refers to enabling "*people and communities to provide for their ... economic ... well being*" as a part of the meaning of "*sustainable management*", the promotion of which is the purpose of the RMA.
- 16 As well as indicating the relevance of economic effects in considerations under the RMA, this section also refers to "*people and communities*" (emphasis added), which highlights that in assessing the impacts of a proposal it is the impacts on the community and not just the applicant or particular individuals or organisations, that must be taken into account. This is underpinned by the definition of "*environment*" which also extends to include people and communities.

Economic Efficiency

- 17 Part II section 7(b) of the RMA notes that in achieving the purpose of the Act, all persons "*shall have particular regard to ... the efficient use and development of natural and physical resources*"

1 It is accepted that other agricultural product processing plants also have a pre-eminent role in respect of their farmer suppliers.

2 Clandeboye is now Fonterra's third largest milk processing site.

which include the economic concept of efficiency³. Economic efficiency can be defined as:

“the effectiveness of resource allocation in the economy as a whole such that outputs of goods and services fully reflect consumer preferences for these goods and services as well as individual goods and services being produced at minimum cost through appropriate mixes of factor inputs”⁴.

- 18 More generally economic efficiency can be considered in terms of:
- 18.1 Maximising the value of outputs divided by the cost of inputs;
 - 18.2 Maximising the value of outputs for a given cost of inputs;
 - 18.3 Minimising the cost of inputs for a given value of outputs;
 - 18.4 Improving the utilisation of existing assets; and
 - 18.5 Minimising waste.

Viewpoint

- 19 An essential first step in carrying out an evaluation of the economic effects of a plan change is to define the appropriate viewpoint that is to be adopted. This helps to define which economic effects are relevant to the analysis. Typically a district or wider regional viewpoint is adopted and sometimes even a nationwide viewpoint might be considered appropriate.
- 20 Fonterra’s Darfield milk powder plant primarily impacts on farmers, residents and businesses of the Selwyn District but in addition it impacts on Christchurch City and the wider North and mid-Canterbury sub-region. Given Fonterra’s national average pricing model there are also national economic efficiency implications if the plant’s costs are increased and/or its processing capacity is compromised.
- 21 Prior to discussing the specifics of the Darfield plant it is however appropriate to briefly touch on the Selwyn District economy more generally to provide context to the wider Fonterra Darfield operation.

³See, for example, in *Marlborough Ridge Ltd v Marlborough District Council* [1998] NZRMA 73, the Court noted that all aspects of efficiency are “economic” by definition because economics is about the use of resources generally.

⁴Pass, Christopher and Lowes, Bryan, 1993, *Collins Dictionary of Economics* (2nd edition), Harper Collins, page 148.

THE SELWYN DISTRICT ECONOMY

Population⁵

- 22 In 2006 population in the Selwyn District was estimated to be 34,900 persons, which represented 6.5% of Canterbury's population. In 2011, Selwyn District's population had grown to 41,000 and the growth of 17.5% over the period 2006 to 2011 was considerably higher than that for Canterbury (3.7%) and New Zealand (5.2%) over the same period. Between 2011 and 2013, Selwyn's population has grown by a further 7.8% to 44,200, as compared to growth of 1.0% for the Canterbury region and 1.5% for New Zealand as whole.
- 23 Statistics New Zealand's 'medium' population projections⁶ have Selwyn's population growing to 59,700 by 2031, or at an average annual rate of 1.7% over the period 2006-31, compared to an average rate of growth for the Canterbury region and New Zealand of only 0.8% per annum.

Employment

- 24 An analysis of employment statistics for the Selwyn District highlights its reliance on the agricultural sector insofar as economic activity within the District is concerned.⁷ For 2013, the agriculture, forestry and fishing industry group⁸ accounted for 18.6% of employment in the Selwyn District, as compared to only 5.7% for the whole of New Zealand. The second most important industry group is the government administration and defence group which accounted for 12.3% of Selwyn's total employment, as compared to only 4.7% for all of New Zealand. This reflects the presence of the Burnham military camp within the Selwyn District. Manufacturing accounted for 9.8% of Selwyn's employment, almost the same as the 10.9% for all of New Zealand. Food product manufacturing, including meat and meat products and dairy products manufacturing), accounts for more than half (57.2%) of manufacturing jobs within the Selwyn District.

⁵Data in this section from Statistics New Zealand's NZ Stat; www.statsnz.govt.nz.

⁶Statistics New Zealand prepare three sets of projections – high, medium and low – according to natural population change (i.e. the net effect of birth and death rate assumptions) and net migration assumptions. These projections do not explicitly incorporate assumptions about different rates of economic development.

⁷Some persons residing in the Selwyn District commute into Christchurch City for employment. To this extent the reliance of the District on the agricultural sector, measured only in terms of economic activity generated within the District, is overstated.

⁸ Statistics New Zealand data on employment shows that agriculture predominates over the other industries within this group. Agriculture accounts for 83.3% of all employment in this industry group. Of the remainder 15.5% are agriculture, forestry and fishing support services employees and most of these will also be orientated towards the agriculture sector.

- 25 The other important sectors for employment within the Selwyn District are education and training (10.1% of total employment), reflecting the presence of Lincoln University within the District, construction (4.0% of total employment), accommodation and food services (3.9% of total employment) and retail trade (3.2% of total employment). However, apart from employment at Lincoln University, employment in these sectors is largely as a result of the key employment drivers of the District – i.e. agriculture and agricultural product processing, including dairy product manufacturing.

THE ECONOMIC SIGNIFICANCE OF FONTERRA'S DARFIELD MILK PROCESSING PLANT

- 26 The Fonterra Darfield milk processing plant adds diversity and resilience to the Selwyn District economy. Although the Selwyn District economy is primarily driven by the agricultural, forestry and fishing industry group⁹, the additional manufacturing activity in the District provides additional expenditure, employment and incomes less dependent upon returns to the agricultural sector. This makes the Selwyn District economy more resilient to agricultural commodity price cycles, since irrespective of international prices for milk products and the resultant milkfat payout price and dividends to farmer suppliers, the milk collected from the plant's catchment still needs to be processed into products for export.
- 27 When operating at full capacity, the Fonterra Darfield plant processes 8.6% of New Zealand's peak milk production. It is one of five milk processing operations in the Canterbury region¹⁰ and was opened in 2012 in response to increasing milk volumes and a shortage of processing capacity in the region. Before it was opened, milk from the Selwyn District and the surrounding North and Mid-Canterbury catchment areas was processed at Fonterra's Clandeboye plant near Timaru, and when this plant had capacity constraints, at Fonterra's Edendale plant in Southland. The opening of the Darfield plant not only led to a significant reduction in truck and tanker kilometres (up to 30,000 truck and tanker kilometres per day) but also spread capacity risk across the two largest Fonterra plants within Canterbury and the three largest Fonterra plants in the South Island.
- 28 Currently the plant produces 220,000 tonnes of regular and instant whole milk powder per annum, with 7.2 million litres/day of milk processed at the peak of the season. The milk powder produced is exported through the Port of Lyttelton to markets in South East Asia, the Middle East and the People's Republic of China. The

9 Predominantly agriculture.

10 The others are at Kaikoura, Culverden, Clandeboye and Studholme.

Darfield plant is estimated by Fonterra to account for approximately 15% by value of New Zealand's dairy exports, which in turn account for 33.0% of New Zealand's total exports by value.¹¹ The Darfield plant therefore accounts for around 5.0% of New Zealand's exports.

- 29 Under section 73 of the Dairy Industry Restructuring Act (DIRA) Fonterra is required to accept all new applications to become Fonterra shareholder farmers and all applications to increase the volume of milk supplied by shareholding farmers.¹² Therefore Fonterra is required to maintain and expand processing capacity to meet future growth in the supply of milk from existing and new Fonterra farmer suppliers.
- 30 Most of the plant's operational input supplies other than milk and employee labour come from Christchurch City. Some local Selwyn District firms also provide goods and services to the plant including, for example security services, laundry services, gardening services, canteen outsourcing, electrical maintenance services and mechanical maintenance services. Fonterra estimate around 10% of the value of operational input supplies (other than milk and employee labour) are supplied from within the Selwyn District.
- 31 The Darfield milk processing plant currently employs 200 permanent full time equivalent (FTE) staff, as well as a significant number of contractors and temporary staff. It is estimated that at least 50% of the staff directly employed at the plant reside permanently within the Selwyn District, whilst a number of contractor staff will also be local residents.
- 32 In addition to the additional revenues, employment and incomes generated by the Darfield plant itself, condensate and process water from the plant is used to irrigate a neighbouring farm owned by Fonterra (492 hectares irrigated) and two other third party farms (the first 174 hectares irrigated and the second 121 hectares irrigated). The Fonterra farm is used for supplement production, with the third party farms being used for dairy support and irrigated sheep farming respectively. The irrigation using condensate and process water from the Fonterra plant is estimated to improved farmer returns by \$250-\$500 per hectare for dairy support and \$650 per hectare for irrigated sheep farming¹³. This implies

11 Based on Statistics New Zealand June year 2013/14 merchandise trade statistics. Milk powder, butter and cheese exports were \$15,835 million, casein and caseinates were \$1,326 million and total merchandise trade exports were \$51,187 million.

12 In some exceptional circumstances, Fonterra can refuse to accept additional volumes of milk for processing. These circumstances relate to minimum volumes of milk solids and where transport costs for a new applicant exceed those of its highest transport cost existing supplier.

13 Ford S.J. (2011); Farmer Returns from the Irrigation of Condensate Water; a report prepared for Fonterra.

additional earnings from the irrigation using the plant's condensate and process water of \$0.25 million to \$0.41 million per annum across the three farms.

- 33 Clearly the Fonterra Darfield milk processing plant and the dairy farms supplying it within the Selwyn District make a significant contribution to the local district economy in terms of expenditure on goods and services from local businesses, employment and incomes. However in addition to these direct economic impacts there are indirect (or "multiplier") impacts arising from the expenditures of employees and businesses supplying goods and services to the plant and the dairy farms supplying it. The plant and its local farmer suppliers are a significant and integral part of the Selwyn District's economy.
- 34 Further there are important economic linkages between Christchurch City's economy and farming and agricultural product processing in the rural hinterland of the Canterbury region. The Darfield milk processing plant, its dairy farm suppliers, its local suppliers of goods and services and their employees purchase goods and services from Christchurch City businesses providing employment and incomes for Christchurch City residents. For example, Lincoln University's Agribusiness and Economic Research Unit (AERU)¹⁴ has estimated farms in the Selwyn and Waimakariri Districts spend \$306 million per annum¹⁵ in Christchurch City, whilst rural businesses (which will include Fonterra's plant at Darfield) within the two Districts account for a further \$511 million per annum. Combining these expenditure flows with the indirect ("multiplier") expenditure flows raises this to \$2.2 billion, and this is estimated to generate around 10% of the City's gross domestic product (GDP) and more than 12,500 fulltime equivalent jobs for Greater Christchurch residents.¹⁶
- 35 Consequently restrictions placed on the operation of Fonterra's milk processing plant, related to disposal of waste to land or the taking of water, will impact negatively not just on Fonterra shareholder suppliers but also businesses and residents within the Selwyn District and Christchurch City.

14 See AERU: The Wheel of Water; Agricultural Expenditure Flows for Selwyn and Waimakariri Districts into Christchurch. Report prepared for Aqualink. September, 2013.

15 Of which dairy farm expenditure is \$68 million.

16 The analysis is conservative in that it excludes the activity associated with agricultural product processing plants within Christchurch City and it only focuses on Selwyn and Waimakariri Districts and not districts further south within the Canterbury region.

THE ECONOMIC EFFICIENCY BENEFITS OF FONTERRA'S DARFIELD MILK PROCESSING PLANT

- 36 Fonterra, in choosing to locate its new milk processing plant at Darfield sought to minimise milk collection costs having regard to the existing and likely future pattern of milk production throughout the Canterbury region. A reduction of some 30,000 vehicle kilometres per day travelled by milk tankers and associated supply trucks has been estimated.¹⁷
- 37 However, given that Darfield has been developed I am not proposing to cover transportation efficiencies in any detail in my evidence (other than to note that the continued existence of Darfield is important if those transportation efficiencies are going to continue to be achieved).
- 38 With respect to the efficient use of resources, I further note that the Fonterra Darfield plant produces considerably more output per unit of water used, (and consequently more economic benefits per unit of water), than would be the case for alternative land and water uses – for example, irrigated farming.

THE ECONOMIC BENEFITS OF ALLOWING FOR FUTURE EXPANSION OF THE DARFIELD MILK PROCESSING PLANT

- 39 Policy 11.4.23 of Proposed Variation 1 as notified requires that water permits be replaced only at the rate and volume of demonstrated use – i.e. “*use it or lose it*”.
- 40 Policy 4.50 of the pLWRP further states that in over-allocated catchments replacement water permits can only be granted for not more than 90% of the previously consented rate of take and annual or seasonal volume, unless, there is a method and defined timeframe to phase out over-allocation set out in the relevant sub-regional section of the Plan. It is not clear as to the extent to which Policy 4.50 will apply in the Selwyn Waihora catchment following the implementation of Variation 1.
- 41 In the case of an industrial processing plant such as the Darfield milk processing plant, such constraints (should they apply) are problematic. Part of the rationale for Fonterra locating its plant on the Darfield site was that the previous owner’s resource consents to take water provided sufficient security of supply for the full extent of future development Fonterra is likely to need to undertake at this location.

¹⁷ Assuming the alternative to the new plant is the expansion of the existing Clandeboye plant.

- 42 As policy 11.4.23 stands, at times of future consent renewal Fonterra will be required to give up the 'headroom' it currently has available in its resource consents to take water. This will limit the expansion of the site to meet potential growth in milk supply, especially given Fonterra's obligation under the DIRA to take additional milk supplied by existing or new suppliers. If milk supply was to continue to grow and the Darfield site had insufficient water available to process this milk then milk would need to be transported out of the district. This would result in direct increased costs resulting in lower returns to farmer suppliers and also indirect costs to the residents of the Selwyn District (roading inefficiencies, traffic congestion and other externalities). As previously noted Fonterra chose the location at Darfield because it created significant efficiencies.
- 43 Fonterra does not have the ability to refuse supply as it is required by DIRA to pick up and process milk. If milk supply in the Canterbury region continues to increase and the suppliers choose to supply Fonterra, then Fonterra will need to process that milk. It makes sense to do this in the most economic location, which is at the existing Darfield site, enabling economies of scale and reduced trucking costs as compared to building new capacity outside the district.
- 44 Without the flexibility to respond to growth in milk supply, revenues will be reduced and the full product stream of milk (e.g. buttermilk and whey) cannot be processed. This will incur disposal costs as well as limiting the return from each litre of milk collected from farms. The returns to farmer suppliers will be reduced. In turn there will be downstream negative consequences for the Selwyn District (and other parts of the region with farmer suppliers to the Darfield plant) and Christchurch City economies.

CONCLUSIONS

- 45 Fonterra's milk processing plant at Darfield is a significant contributor to the economic wellbeing of Selwyn District and Christchurch City businesses and residents. Consequently, restrictions placed on the operation of Fonterra's milk processing plant, related to disposal of waste to land or the taking of water, will impact negatively not just on Fonterra shareholder suppliers but also businesses and residents within the Selwyn District and Christchurch City.
- 46 The plant enables the efficient use and development of natural and physical resources.
- 47 Removing the headroom in Fonterra's existing resource consents to take water will reduce the Darfield plant's flexibility in responding to

growth in milk supply. The consequence of this will be higher milk processing costs and lower revenues, reducing returns to farmer shareholders. This will in turn negatively impact on the Selwyn District and Christchurch City economies. I therefore support the recommendations made in the s42A report in relation to Policy 11.2.23, subject to the minor amendments suggested by **Ms Sharon Dines**.

Dated: 29 August 2014

M C Copeland

APPENDIX 1
CURRICULUM VITAE OF MICHAEL CAMPBELL COPELAND

DATE OF BIRTH	3 October 1950
NATIONALITY	New Zealand
EDUCATIONAL QUALIFICATIONS	Bachelor of Science (Mathematics) 1971 Master of Commerce (Economics) 1972

PRESENT POSITIONS

(Since 1982)	Economic Consultant, Brown, Copeland & Co Ltd
(Since 2010)	Director, Healthcare New Zealand Holdings Limited
(Since 2012)	Director, Healthcare Rehabilitation Limited

PREVIOUS EXPERIENCE

1978-82	NZ Institute of Economic Research Contracts Manager/Senior Economist
1975-78	Confederation of British Industry Industrial Economist
1972-75	NZ Institute of Economic Research Research Economist
1990-94	Member, Commerce Commission
2001-06	West Coast Regional Council Trustee, West Coast Development Trust
2002-08	Lay Member of the High Court under the Commerce Act 1986
2003-11	Director, Wellington Rugby Union
2010-13	Director, Southern Pastures

GEOGRAPHICAL EXPERIENCE

- New Zealand
- Australia

- Asia (Cambodia, India, Indonesia, Kazakhstan, Malaysia, Nepal, Pakistan, People's Republic of China, Philippines, Tajikistan, Sri Lanka, Uzbekistan, Viet Nam)
- South Pacific (Cook Islands, Fiji, Tokelau, Tonga, Vanuatu, Western Samoa)
- United Kingdom

AREAS OF PRIMARY EXPERTISE

- Agriculture and Resource Use Economics (including Resource Management Act)
- Commercial Law and Economics (including Commerce Act)
- Development Programme Management
- Energy Economics
- Industry Economics
- Transport Economics

RESOURCE MANAGEMENT ACT SPECIFIC PROJECTS

- Port storage facilities at Westport;
- The proposed Clifford Bay ferry terminal;
- The proposed pipeline and related facilities to utilise water from the Waikato River for metropolitan Auckland;
- A container terminal expansion by the Ports of Auckland;
- The proposed Variation No. 8 to the Wellington City District Plan covering height and other controls on development of the airspace above the Wellington railway yards;
- Proposed expansion of Paraparaumu town centre within the Kapiti Coast District;
- Wellington City Council's heritage preservation policy;
- Solid Energy's proposed West Coast Coal Terminal at Granity;
- Solid Energy's Mt William North coal mine at Stockton in the Buller District;
- The proposed Waimakariri Employment Park;
- The designation of land for a proposed motorway extension in the Hawke's Bay;
- The Hastings District Council's Ocean Outfall – two consent renewal applications;
- A proposed new shopping and entertainment centre in Upper Hutt;
- Rezoning of land in Upper Hutt from Business Industrial to Residential;

- New regional correctional facilities in Northland, South Auckland, Waikato and Otago;
- Proposed controls on wake generation by vessels travelling within the waterways of the Marlborough Sounds;
- The expansion of marina facilities within the Marlborough Sounds;
- Southern Capital's proposed new township at Pegasus Bay, north of Christchurch;
- Renewal of water resource consents for the Tongariro Power Development Scheme;
- Economic analysis inputs to a Section 32 report for the Waitaki Water Allocation Board;
- The imposition of land use restrictions within noise contours surrounding Christchurch International Airport;
- The expansion of the Whangaripo Quarry in Rodney District;
- The economic significance of Winstone's proposed quarry at Wainui, in the north of Auckland City;
- A proposed five star hotel development for Wanaka;
- Holcim's proposed new cement plant near Weston in the Waitaki District;
- TrustPower's proposed new wind farm at Mahinerangi in Central Otago;
- TrustPower's proposed new Arnold hydroelectric power scheme on the West Coast;
- McCallum Bros and Sea Tow Limited's appeal before the Environment Court regarding extraction of sand from the Mangawhai-Pakiri embayment north of Auckland;
- The development of the Symonds Hill pit at Winstones' Hunua Quarry;
- The rezoning of land for residential development at Peninsula Bay, Wanaka;
- The rezoning of land for more intensive residential development at PekaPeka on the Kapiti Coast;
- A gondola development for the Treble Cone skifield;
- A gondola development for the Snow Farm and Snow Park skiing and snowboarding facilities;
- The extraction of gravel from the bed of the Shotover River;
- The proposed Hilton hotel development on Wellington's Queen's Wharf;
- Land use restrictions in relation to the Runway Extension Protection Areas for Christchurch International Airport;
- A new residential and commercial development by Apple Fields at Belfast on the outskirts of Christchurch;

- A proposed business park development on land at Paraparaumu Airport;
- The proposed redevelopment of Wellington's Overseas Passenger Terminal;
- The proposed Central Plains irrigation scheme in Canterbury;
- The staging of residential and business development at Silverdale North in the Rodney District;
- The redevelopment of the Johnsonville Shopping Centre;
- A Plan Change enabling the relocation of existing development rights for a residential and commercial development on Mount Cardrona Station in the Queenstown Lakes District;
- A new Pak'n Save supermarket at Rangiora;
- New supermarkets at Kaiapoi, Whitby, Silverstream and Havelock North;
- The extension of the TeRereHau wind farm in the Tararua District;
- MainPower's proposed new wind farm at Mount Cass;
- Fonterra's proposed new milk processing plant at Darfield and its subsequent expansion;
- Fonterra Pahiatua milk powder plant expansion;
- Fonterra's proposed new coal mine in the Waikato District;
- Assessment of the economic significance of ANZCO's Canterbury operations to the Canterbury regional economy;
- Resource consent extensions for Oceana Gold (New Zealand) Limited's gold mining operations at Macraes Flat in north-east Otago, the Globe Mine at Reefton and a proposed underground gold mine at Blackwater on the West Coast;
- Designation of land for NZTA's Waterview motorway project in Auckland;
- Designation of land and resource consents for NZTA's Transmission Gully motorway project in Wellington;
- Designation of land and resource consents for NZTA's MacKays to PekaPeka Expressway;
- Designation of land and resource consents for NZTA's PekaPeka to Otaki Expressway;
- Resource consents for NZTA's Basin Reserve Bridge Project;
- Resource consents for NZTA's Puhoi to Warkworth motorway extension;
- Resource consents for the Ruataniwha Water Storage Scheme;

- Assessment of the economic effects of a Queenstown Airport Corporation's proposed Notice of Requirement for the designation of additional land for aerodrome purposes;
- Assessment of the retail effects of proposed Plan Change 19 to the Queenstown Lakes District's District Plan;
- Assessment of the regional and national economic significance of Lyttelton Port;
- The economic benefits of utilising a Recovery Plan under the Canterbury Earthquake Recovery Act for the rehabilitation and enhancement of facilities at Lyttelton Port;
- The economic effects of the Lyttelton Port Company's Capital Dredging Project;
- Meridian's proposed new Mokihinui hydro scheme;
- Assessment of the economic effects of alternative wreck recovery options for the MV Rena;
- Assessment of the economic benefits and costs of Transpower's corridor management approach to giving effect to the National Policy Statement on Electricity Transmission in District and City Plans;
- Assessment of economic effects of a proposed extension to Arrowtown's urban boundary;
- Assessment of the economic benefits of overhead deployment of ultrafast broadband infrastructure;
- Assessment of the economic benefits of the proposed Ruataniwha Water Storage Scheme;
- Preparation of evidence for Transpower in relation to the proposed Ruakura development on the outskirts of Hamilton City.