

From: [Elliott Thornton](#)
To: [Stephanie Frame](#)
Cc: [Fast Track Consenting](#)
Subject: FW: Northbrook Wanaka Retirement Village Decision
Date: Wednesday, 4 August 2021 3:54:55 pm
Attachments: [image001.png](#)
Importance: High

FYI

From: Alexander Erceg <9(2)(a)>
Sent: Wednesday, 4 August 2021 3:49 pm
To: Alison Welch <9(2)(a)>; Tim Graham <9(2)(a)>; Elliott Thornton <9(2)(a)>; Sandra Balcombe <9(2)(a)>; Michelle Ward <9(2)(a)>
Cc: * Fast Track Team <FastTrackTeam@epa.govt.nz>
Subject: Northbrook Wanaka Retirement Village Decision
Importance: High

Tēnā koutou

The application for the Northbrook Wanaka Retirement Village has been **granted** subject to conditions, by the Northbrook Wanaka Retirement Village Expert Consenting Panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

The Northbrook Wanaka Retirement Village is the eighth project under the Act to be decided (and granted), (and the second referred to be decided).

Whilst it has been granted, the CarePod is required to be reduced by 1 storey, and Panel has gone with conditioning a plan change, rather than an easement for the "Sticky Forest" issue. I will also highlight para [278] of the decision, as it shows that the decision to grant was just reached, particularly as the Panel reduced the height of the CarePod.

"The panel expressly records that this decision was reached by a very narrow margin, having regard to the Proposal's inconsistency with / contrariness to several important objective and policy provisions."

A record of this decision and the associated resource consents can be found on the EPA website here: <https://www.epa.govt.nz/assets/Uploads/Documents/Fast-track-consenting/Northbrook-Wanaka/FTC19-Record-of-Decision-under-Clause-36.pdf>

The applicant has been advised, so please inform those people that you need to inform, and any media releases will be able to go out now.

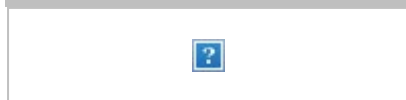
If you have any questions, please let me know.

Ngā mihi maioha

Alex Erceg ([he/him](#))

Senior Advisor Fast-track Consents

9(2)(a)



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From: Alexander Erceg <9(2)(a)>
Sent: Thursday, 29 July 2021 12:21 pm
To: Elliott Thornton <9(2)(a)>; Sandra Balcombe <9(2)(a)>; Michelle Ward <9(2)(a)>; Tim Graham <9(2)(a)>; Alison Welch <9(2)(a)>

Cc: Alexander Erceg <9(2)(a)>; Christina Smits
9(2)(a) <9(2)(a)>; Ella Jaspers 9(2)(a)>; Elliott Dennett
<9(2)(a)>; Gen Hewett <9(2)(a)>; Jenny Khoo
9(2)(a)>; Melissa Wharewera <9(2)(a)>; Paula
Duffy <9(2)(a)>; Tuf Ioane 9(2)(a)>

Subject: Northbrook Wanaka Retirement Village Decision Release

Good afternoon all

The decision for the Northbrook Wanaka Retirement Village is due **Wednesday 4 August 2021**.

The Northbrook Wanaka Retirement Village is a referred project seeking authorisations to develop a retirement village including ancillary works, subdivision, infrastructure, and landscaping.

I shall provide you with an update on timings closer to the date.

Points to Note:

- The site sits adjacent to “Sticky Forest”, which is South Island Landless Natives Act Land (SILNA Land) under the Ngai Tahu treaty settlement Act and is currently “owned” by the Crown (administered by Te Arawhiti). This land is effectively landlocked and in the notice of decision the Minister stated he would direct the panel to determine if the fast-track process was the appropriate pathway for addressing the landlock issue. Whilst this direction never made the OIC, the Panel is considering this issue and is looking at whether or not conditions of consent can ensure there is access to this land, so once it is returned to its beneficiaries, they are able to access and develop the land. Depending on the Panels findings, this could be a point of contention.
- The Panel is also considering reducing the height of the CarePod (on-site hospital) by 1 storey. The applicant is against this proposition. As such, depending on the Panels final view, this could also be a point of contention.
- The Panels findings on the activities consistency with the policies and objectives of the District Plan may also be a point of contention, although I consider, based on the Panels current thinking, they seem to be balancing this quite well.

Alison – Feel free to let the Ministers office know it’s coming.

Michelle – if you can please pass up to anyone who needs to know.

Elliott T – Feel free to advise MfE also.

Any questions, please let me know.

Ngā mihi maioha

Alex Erceg ([he/him](#))

Senior Advisor Fast-track Consents

9(2)(a)



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