



28 January 2021

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

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on applications for referral -

Summerset Retirement Village - Waikanae, Faringdon South West and South East Project - Rolleston and New Dunedin Hospital - Whakatuputupu Projects

This letter is sent to you pursuant to section 21(2) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The aim of the FTCA is to urgently promote employment to support Aotearoa's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources, and meet Treaty of Waitangi obligations.

The proposed projects are described in the enclosed schedule, and a copy of the applications are electronically attached.

I invite you to provide written comments on the proposed projects under section 21(2) of the FTCA. I note that if these projects are referred to an expert consenting panel for determination, the applicant will then be required to lodge a more detailed application including an environmental assessment and cultural impact assessment with the Environmental Protection Authority. You will have a further opportunity at that stage to provide comments on the applications to a expert consenting panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether to refer the applications to an expert consenting panel.

Yours sincerely



Hon David Parker
Minister for the Environment

Enclosures:

- A. Schedule of proposed projects
- B. Application to refer Summerset Retirement Village – Waikanae Project to an expert consenting panel including supporting information
- C. Application to refer Faringdon South West and South East Project to an expert consenting panel including supporting information
- D. Application to refer New Dunedin Hospital – Whakatuputupu Project to an expert consenting panel including supporting information

Appendix A - Schedule of proposed projects

Project	Applicant	Details
Summerset Retirement Village Project - Waikanae	Summerset Villages (Waikanae) Limited	<p>This project involves the construction and operation of a retirement village and associated facilities in Waikanae (Project). The village will include:</p> <ul style="list-style-type: none"> • approximately 217 separate independent living units • a building housing approximately 76 assisted living suites and approximately 43 care beds • a range of resident amenities including recreational facilities, a cafe, restaurant, swimming pool, library, recreation centre, cinema and residents' shop • supporting facilities and infrastructure. <p>The Project will consist of the following activities:</p> <ul style="list-style-type: none"> • bulk earthworks (and associated discharges) for roading and building platforms • works on contaminated land and remediation • diversion of water into wetlands • discharge of stormwater and contaminants • forest and vegetation clearance and offset planting and landscaping • establishment of reserves for access and amenity • establishment of supporting infrastructure (roading, pedestrian linkages, parking, water, wastewater, stormwater including stormwater ponds) • establishment of to identify and promote the village • and other associated works within the scope of the Project. <p>The applicant will require land use consents and water and discharge permits to construct and operate the retirement village.</p>
Faringdon South West and South East Project - Rolleston	Hughes Developments Limited	<p>The Project is to subdivide land and construct residential development, two neighbourhood commercial centres, reserves, roads, walking and cycling infrastructure, servicing infrastructure and associated earthworks.</p> <p>The Project includes:</p> <ul style="list-style-type: none"> • a subdivision to create up to 1153 lots • construction of up to 1151 residential units • construction of two neighbourhood commercial centres • construction of local recreation reserves • construction of a road network with pedestrian and cycle linkages • construction and upgrade to three waters infrastructure • earthworks (including bulk earthworks) and associated discharges.
New Dunedin Hospital – Whakatuputupu Project	Minister of Health and Ministry of Health	<p>Construction of the New Dunedin Hospital - Whakatuputupu, including inpatient and outpatient buildings, helipad, access, car parking and air bridges, site preparation works, construction dewatering and notice of requirement for a designation for the purpose of New Dunedin Hospital Ancillary Services Building (Bow Lane Block). The project works included in the resource consent application include:</p> <ul style="list-style-type: none"> • an inpatient building up to 58 metres in height with a floor area of approximately 72,500m² and helipad providing acute specialist services, emergency intervention, diagnostic services, acute and elective surgery, medical and surgical inpatient care, paediatric and maternal inpatient care, and related clinical and non-clinical support services and helipad (Cadbury Block) • an outpatient building up to 26 metres in height with a floor area of approximately 12,970m² comprising consultation and treatment spaces, day surgery facilities, and procedure and diagnostic services (Wilsons Block) • a single level air-bridge and one three-level air-bridge over St Andrew Street connecting the inpatient and outpatient Buildings • a single level air-bridge over Castle Street connecting the Ancillary Building to the Inpatient Building • earthworks including removal of existing building slabs and services, contamination remediation, bulk earthworks for new development • earthworks for services installation including disturbing contaminated soil • building piling • retaining walls • on-site stormwater treatment and rain gardens. <p>Regional Council consents for water takes and discharge permits are required for all land included in the application. The notice of requirement of designation will include all land proposed to form part of the New Dunedin Hospital Ancillary Services Building.</p>