



2020-B-07144

1 October 2020

Kellie Roland
General Manager – Government Relations
Winton Property Limited

s 9(2)(a)

Dear Kellie Roland

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Northbrook Wanaka Retirement Village**

Thank you for your application to refer Northbrook Wanaka Retirement Village to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

The application is to construct and operate a retirement village and private hospital, associated facilities (park, walking and cycling facilities, cafes, gym, pool and community centre).

Under sections 18 and 19 of the Act I have now considered: the application, a report on Treaty of Waitangi obligations, comments received from relevant local authorities and Ministers, and further information provided by the applicant.

I have made a decision, under section 24(2) of the Act to **accept** your application for referral as the project meets the referral criteria in section 18 of the Act and I consider the project will help to achieve the Act's purpose because:

1. You have advised that the project will provide a total of up to 700 jobs during the construction period in an area significantly affected by a reduction in international tourists.
2. The project contributes to public benefit by providing additional housing supply for aged persons and aged care facilities.
3. Any adverse effects arising from the application and mitigation measures could be tested through the expert consenting panel having regard to Part 2 of the RMA and the purpose of the Act.

I have also decided to direct the panel to invite comments under 24 (2) (e) from the following additional persons:

- Persons who made submissions to Plan Change 53 of the Queenstown Lakes District Plan, and any new owners who subsequently purchased properties within the area affected by the plan change. I consider this is important due to the proposed intensification of the area beyond what was contemplated by the plan change.
- Michael Beresford, to assist the panel in understanding any specific interests of nearby land known as Sticky Forest.

I will also direct the expert consenting panel to consider whether this project is a legitimate opportunity to resolve access issues to landlocked Sticky Forest.

As required by the Act, I am providing a copy of this decision to the persons, entities and groups specified in section 25(2).

Please contact officials at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Ministers of/for:

Arts, Culture, and Heritage; Conservation; Climate Change; Defence; Education; Housing; Infrastructure; Land Information; Local Government; Māori Crown Relations — Te Arawhiti; Transport; Treaty of Waitangi Negotiations; Urban Development; and Seniors