



11 MAR 2021

2021-B-07584

Jacob Burton
Senior Solicitor
Russel McVeagh

s 9(2)(a)

Dear Jacob Burton

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Summerset Villages Waikanae**

Thank you for Summerset Villages (Waikanae) Limited's application under section 20 of COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking that Summerset Village Waikanae (the Project) be referred to an expert consenting panel for consideration under the FTCA.

The project is to construct and operate a retirement village and supporting facilities and services in Waikanae.

The purpose of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer a project to an expert consenting panel for consideration under the FTCA, if the project meets the referral criteria in section 18 of the FTCA which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider the project will help to achieve the FTCA's purpose as it has the potential to:

1. create up to 30 FTE jobs in the first stage (earthworks) of the project and up to 270 in the second stage (construction) (section 19(a))
2. provide housing for aged people in an area experiencing significant housing demand for people over the age of 65 (section 19(d)(ii))
3. provide investment into Kāpiti's aged care sector (section 19(a)).

Any potential adverse effects arising from the application and mitigation measures can be considered and determined by an expert consenting panel having regard to Part 2 of the Resource Management Act and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to an expert consenting panel.

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application for the Project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6:

1. a report assessing the effects of diverting stormwater into the wetlands, any changes to wetland hydrology, and any mitigation methods. This report must be peer reviewed by a suitably qualified person jointly appointed by Summerset Villages and Greater Wellington Regional Council, and the comments of that review provided to a panel
2. an assessment of the effects of construction activities, including earthworks on neighbouring properties
3. an assessment of the effect of the construction activities on the transport network, including local roads
4. an assessment of the impacts of the development on the mahoe trees, and the measures being adopted to mitigate and offset these effects
5. an Earthworks and Sediment Control Assessment
6. an Infrastructure Assessment and Stormwater Management Plan
7. a Geotechnical Assessment

I consider that this information will inform a panel's assessment of the application's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups the Panel must invite comments from

In accordance with section 24(2) of the FTCA, I have also decided that the expert consenting panel must invite comments on any consent application for the Project lodged with the EPA from the following additional persons or groups:

1. Capital and Coast District Health Board
2. Ferndale Residents' Association
3. Park Road Residents' Association

This will allow those parties the opportunity to have input into the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from either inviting other parties to comment on any application lodged with the EPA under this FTCA.

I will progress an Order in Council through the Executive Council for the Project. Once this Order is made you will be able to lodge your application for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consent is a matter for the panel appointed by the Panel Convener Judge L J Newhook. My decision to refer the Project should not be taken as an indication or direction that this Project will be successful at that stage.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of this decision to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. my decision, the reasons for my decision and the section 17 report will be published on the Ministry for the Environment's website under section 25(3) of the FTCA.

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:

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

Greater Wellington Regional Council

Kāpiti Coast District Council

Waka Kotahi New Zealand Transport Agency

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