



BRF-2900

Summerset Villages (Rotorua) Limited
c/- Daniel Minhinnick and Jacob Burton
Partner and Senior Solicitor
Russell McVeagh

s 9(2)(a) and s 9(2)(a)

Dear Daniel Minhinnick and Jacob Burton

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Summerset Rotorua Project

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

The project is to construct and operate a retirement village and separate commercial hub on an approximately 14.2-hectare site located at 171–193 Fairy Springs Road, Fairy Springs, Rotorua. The retirement village provides approximately 280 independent living units, 100 units comprising assisted living and memory care suites and beds, and associated facilities. The commercial part of the development provides for activities such as medical facilities, childcare, café, and convenience retail.

The purpose of the FTCA is to 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 the project to a panel for consideration under the FTCA if it 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 it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 1819 full-time equivalent (FTE) jobs over a 7-year design and construction period

2. increase housing supply by constructing approximately 280 independent living units and approximately 100 assisted living and memory care suites and beds
3. progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 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 a panel.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Minister for Seniors
2. Raukawa Settlement Trust
3. Te Whatu Ora – Lakes
4. Waka Kotahi NZ Transport Agency
5. KiwiRail.

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

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

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

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 my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to Raukawa Settlement Trust.

Please contact the Fast-track Consenting Team 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 Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

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

Additional relevant Minister:

Minister for Seniors

Local authorities:

Rotorua Lakes District Council
Bay of Plenty Regional Council

Other parties:

Te Whatu Ora – Lakes
Waka Kotahi NZ Transport Agency
KiwiRail
Raukawa Settlement Trust

Relevant iwi authorities and relevant Treaty settlement entities:

Te Arawa Lakes Trust
Te Arawa Lakes Strategy Group
Te Pūmautanga o Te Arawa Trust
Te Maru o Ngāti Rangiwewehi Iwi Authority
Te Tāhuhu o Tawakeheimoa Trust
Te Komiti Nui o Ngāti Whakaue Trust

Environmental Protection Authority

The Panel Convener