

3 March 2023



Environmental Protection Authority
Te Mana Rauhi Taiao
Wellington

To whom it may concern

COVID-19 Recovery (Fast-track Consenting) Act application – Sanderson Group Limited

Tauranga City Council wishes to express support for Sanderson Group Limited progressing an application to have its Pitau Premium Senior Living development resource consent considered for processing under the COVID-19 Recovery (Fast-track Consenting) Act (FCA).

Assessment under the FCA would provide the opportunity to accelerate Sanderson Group's development, which will deliver much-needed retirement housing and dementia care facilities for Tauranga City, while also ensuring relevant resource management matters are appropriately considered and addressed.

This project is significant in a number of ways for our city and its residents. Tauranga is New Zealand's fastest growing city and currently has a housing deficit of approximately 5,000 homes, a situation that has contributed to extremely unaffordable housing. We are currently the only metropolitan centre in New Zealand which does not comply with the housing requirements set out in the NPS Urban Development. A retirement village facility would ease some pressures in our housing market and would likely free-up some existing homes as people move to the new retirement development.

The land to be developed is situated in central Mount Maunganui in an area where Council is currently undertaking spatial planning. The subject site was formerly the site of a Council elder housing village, which was separated from the elder housing assets sold to Kainga Ora in 2022. Consideration of a resource consent application by an FCA expert consenting panel would therefore mitigate any perception of a conflict of interest which might arise from Council's dual roles as the former landowner and the consent authority.

We would naturally reserve our right to comment on a fast-track application, should the Authority decide it is appropriate that it proceed under the Act.

Please do not hesitate to contact us if any additional information is required.

Yours sincerely



Marty Grenfell
Chief Executive
Tauranga City Council