



20 December 2022

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File Ref: D050-006-05  
Ask For: Mark Wheeler

Corey Hebbard  
Kaiwhakahaere Matua (General Manager)  
Te Runanga a Rangitāne o Wairau  
s 9(2)(a)

Tēnā koe Corey

## **Covid 19 Recovery (Fast Track Consenting) 46-48 Hospital Road Housing Development**

You have advised Marlborough District Council (Council) that you are seeking the approval of the Minister for the Environment to use the fast track consenting process for the proposed Hospital Road Housing Development.

Council has been kept regularly informed of this project since the decision was made to release the land from the Ministry of Health several years ago. We have provided advice and information about the planning and infrastructure requirements involved.

Over the last 12 months Rangitāne's development team have held several meetings with relevant Council staff and there have also been less formal discussions throughout.

Council has appreciated this involvement. There is a housing supply and affordability problem in Marlborough (as there is in many growing population areas throughout New Zealand). Development of this Hospital Road land which is largely vacant would provide a most welcome addition to Blenheim's housing stock and we understand it is intended to be a higher density approach than normally seen. This should enable a more affordable option for lower income families.

We confirm the following key matters for your consideration:

1. Under the proposed Marlborough Environment Plan (the Plan) the site is zoned for urban development, and is immediately adjacent to existing urban housing and the Wairau Hospital complex;
2. As a scheduled/designated site (Schedule 2, Appendix 16 of the Plan), the subject property could be developed for health services and ancillary activities as a permitted activity (without resource consent) subject to building height and boundary setback standards;
3. As stated earlier, Council understands that there is a demand for affordable housing. The challenge is balancing that demand with its statutory obligation to uphold the standards set out in the Plan, which were developed by the community;
4. Council confirms, based on the master planning provided for the project to date, that the proposed allotment sizes do not comply with controlled activity subdivision standards in the Plan, and a standard RMA pathway resource consent application, that could include other bulk and location land use consents, would most likely be assessed as a discretionary activity;

5. Preliminary assessment by Council staff indicates that there is capacity for connection to existing water and wastewater services if appropriately designed upgrades are undertaken and Development Contributions are paid according to the Council Policy at the appropriate time. On-site stormwater disposal is required for this proposal.

**Summary**

- On this basis, Council is not opposed to Rangitāne seeking consents via the Fast Track Consent process;
- We expect the proposed development will contribute towards provision of in-demand affordable housing and therefore assist community wellbeing; and
- Council is willing to discuss with and/or provide additional information to the Minister and Consent Authority as required through the Fast Track Consent process.

Nāku noa, nā



MARK WHEELER  
**CHIEF EXECUTIVE**

Copy to: Mayor Taylor  
Gina Ferguson  
Richard Coningham  
Brett Walker