



Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: Woodgate Lifestyle Village
Application number: PJ-0000764
Date received: 15/09/2021

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Woodgate Retirement Trust

Contact person: Paul Thomas

Job title: Director Thomas Planning Ltd

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

2A, Jacobsen Lane

Ngaio

Wellington 6034

Address for service (if different from above)

Organisation:

Contact person:

Job title:

Phone:

Email:

Email address for service:

Postal address:

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

153 Pacific Drive, Fitzherbert, Manawatu-Wanganui, 4410, New Zealand

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Lot 98 Deposited Plan 330144 and Lot 1003 Deposited Plan 490091 in Title 706789

Refer Upload 11

Registered legal land owner(s):

CTS Investments LLC

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

The landowner has given Woodgate Retirement Trust authority to make this application.

Refer Upload 10.

Part III: Project details

Description

Project name: Woodgate Lifestyle Village

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

The construction and operation of a lifestyle retirement village, hospital and aged care and associated facilities using 7 hectares of a larger 45 ha undeveloped title at Aokutere Palmerston North.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

Project Details: The proposal is to construct and operate a lifestyle retirement village on 7 hectares of the property. A design concept and building elevations are shown in Upload 1. The scheme includes 130 – 150 single level villas of varying sizes, 20 apartments, a village facilities block, and a hospital and dementia care facility. A site for potential future commercial retail activities has also been identified and if pursued will be separately consented. The hospital will be on two levels and will include rest home rooms, dementia and psycho geriatric facilities as well as hospital beds as detailed on Upload 2 drawings. The facilities block will be single level with dining room and lounge, gym, spa, pool and indoor bowls facilities. The site is predominantly flat with a partly filled shallow gully aligned north south through the centre of the site. The filling of this area was previously consented and was given effect to but was not fully completed. The main access road will be designed to accommodate additional future development in this vicinity. The secondary access from Pacific Drive will be for staff and servicing.

Earthworks Proposed earthworks cross sections have been uploaded. See Upload 3. The site is largely flat except for a 2 metre deep depression running north south through the centre which is a partly filled former gully. There is also currently some topsoil stockpiled on the site. The building platform for the development will be lowered by about 4m from the current highest point. The area of earthworks will be larger than the development site at 10.7 hectares. This is to provide for future development to the north and connect to the head of Johnson Gully.

The total excavation proposed is 228,000 m³ with fill volume being 36,000m³. This will remove a small ridge, fill the depression and provide an even building platform.

A geotechnical assessment of the current fill has been undertaken and found that the fill is suitable for construction of buildings. Refer Upload 7. Stormwater will be drained to a main pipe which will be located in proposed road as shown on uploaded plan 2043-219. This will discharge to Johnson Gully to the north and has been sized to accommodate conveyance of stormwater from the adjacent residential area to the south east as well as the proposed development. This is shown on Upload 3.

Wider Development Context The proposal involves 7 hectares of an undeveloped residential zoned title of 48 hectares. Further development of this suburb will occur overtime in stages. In addition, Palmerston North City Council has been developing a Plan Change which will considerably increase the development capacity at Aokutere including a large area to the north of the site. The Plan Change is expected to include a Structure Plan to guide the structure of future development. The new road to service the Village will likely form a key access to the new development area and this is in accordance with the draft indicative Structure Plan released for consultation. The Structure Plan may also provide for a local centre adjacent and to the north of the Village. This Plan Change has yet to be completed and publicly notified, however, indications are that the proposal has a good strategic fit with the Plan Change.

Infrastructure Availability The development will be serviced by a gravity sewer draining south west to the existing sewer in Pacific Drive. Alternatively, a pressure sewer system may be preferred for the eastern part of the site. Refer Upload 4.

Similarly water supply will be extended to the site from Pacific Drive as shown on Upload 5.

Proposed stormwater reticulation is designed to drain north toward Johnson Gully where there will be detention and potentially wetland treatment. The main pipe with sizing is shown on Drawing 2043-219 Refer Upload 3.

Coordination with Palmerston North City Council on stormwater is important because currently there is a piped discharge of stormwater from an area of about 60 dwellings discharging to land in the southern part of the site. The applicant is liaising with Council about the remedy of this matter which may proceed ahead of retirement village development and if it crosses the site will be located as shown on Drawing 2043-219 in Upload 3..

A Stormwater Management Plan will be prepared for the development which is expected to include:

- Detention to provide hydraulic neutrality within Johnson Gully and integrated with storage associated with the wider development of the area to the north.
- Treatment options include on site raingardens and swales and wetland treatment off site in Johnsons Gully.

Subdivision The site will be subdivided from the parent lot and the road will be vested in the Council. The hospital will be held in a separate title. A scheme plan of subdivision has been included as Upload 8.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

Staging: It is proposed to build the village in continuing stages of construction commencing with the boundary groups of villas.

s 9(2)(b)(ii)

Consents / approvals required

Relevant local authorities: Horizons Regional Council, Palmerston North City Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Lot 98 Deposited Plan 330144 and Lot 1003 Deposited Plan 490091	Palmerston North District Plan	Residential	Limited Development Overlay for Part: Refer Upload 1.	Noise

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
District Plan	Rule 10.7.4.6	Rule 10.7.4.6 classes retirement villages and	Discretionary	153 Pacific Drive

		hospitals as a Discretionary Activity.		
District Plan	Rule 10.7.6.1	Earthworks on Limited Development Land - Refer Upload 1	Non complying	153 Pacific Drive
District Plan	Rule 7.6.2.1	Subdivision of Limited Development Land.	Restricted Discretionary on Limited Development Land, Controlled elsewhere.	
Horizons One Plan	Rule 13.2	Land disturbance of an area in excess of 250 m2	Controlled activity and includes ancillary diversion of water and discharge of sediment to water.	153 Pacific Drive

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

There are no applications that relate to the current project. However, there is a previous resource consent for two lot subdivision and earthworks from Palmerston City Council referenced RM 2553 dated November 2007. The subdivision consent has lapsed and the earthworks has been given effect to but were not completed by the then owner of the land. The associated regional consents relating to vegetation clearance (104130) pipe installation (104131) water discharge (104132 and water diversion (104147) have either been given effect to or have expired.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

None

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

Consents under the Building Act will be required.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Earthworks can commence as soon as resource consents are issued which will hopefully be before the end of the 2021/22 summer earthworks season. While this is under way roading design and project detailed design will be advanced. Roading construction will follow as soon as earthworks is complete.

Key milestones are as follows:

Consent approval	March 2022
Earthworks	December 1 2022

Detailed Design	July 2022
Funding	March 2022
Procurement	November 2022
Road construction complete	April 2023
Construction commence	Jan 2023
Completion	July 2025

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Ministry For The Environment

An on line pre application meeting was held with MFE staff in late May 2021. This application has had regard to the advice provided in that meeting including specifically commissioning assessment of economic benefits and information on funding strategy.

Since that meeting further design and feasibility work has increased the size of the proposal, however, the key features remain the same.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Palmerston North City Council

Senior Council officers and the Mayor have been briefed on the proposal and the intention to seek referral through the COVID Fast Track Consenting Act. Initial informal response was very positive. The latest site layout design has recently been provided to the Council for any further comment ahead of lodging this application. These comments have not been provided in time for this application, but the applicant will continue to engage with Council as appropriate.

HORIZONS Regional Council

Horizons has been approached for comment and have drawn attention to the One Plan requirements regarding stormwater, land disturbance, transport and flooding. They have confirmed that there are no active known fault within close vicinity of this area.

The new Collector Road will be designed to accommodate public transport infrastructure and Horizons will be further consulted at detailed design stage.

There will also be further consultation in developing the Sediment And Erosion Control Plan.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

1. Iwi - refer next section.
2. There are existing residential properties on two boundaries. The assessment has found no adverse effects on these properties given the residential zoning. See part V11.

Detail all consultation undertaken with the above persons or parties:

A Cultural Impact Assessment has been commissioned and prelim feedback provided. Refer Upload 9.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Rangitane o Manawatu	A Cultural Impact Assessment has been commissioned and prelim feedback obtained. Refer Upload 9.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Rangitane o Manawatu	CIA commissioned and prelim feedback obtained.

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

There are no Treaty Settlements that relate to the land.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

N/A

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

N/A

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects.

Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Permitted baseline: Effects assessed under the RMA are subject to Section 104(2) in which the consent authority may disregard an adverse effect of the activity on the environment if the plan permits. While the land is zoned residential, subdivision for residential development would be at least a controlled activity with lots of at least 400 m² and consequent built dwellings of 2 per lot complying with 9m height, recession plane, site coverage and other standards.

Bulk form and scale of structures: The proposal involves approximately 130 to 150 villas of varying sizes but all single storey scale with modern design and materials. The hospital is spaciouly laid out in the northern part of the site well away from any existing residential development. The hospital will be two levels with a mixture of brick veneer and painted fibre cement weatherboard cladding. The retirement village facilities block is located close to the new collector road. Adjacent to the hospital fronting the road is an area ear marked for potential neighborhood centre commercial facilities to support the retirement village and growing residential area. The proposal as lodged shows three villas on this area. However, further assessment of a commercial centre will be undertaken and a separate resource consent lodged for this in the future if advanced.

The facilities block will be single level. The permitted height standard for buildings is 9 metres. None of the buildings will exceed this height. While the hospital and facilities block are of greater bulk than individual villas they are both in spacious settings well away from existing residential development. Further, the building platform is some 4 metres below the residential area to the south east.

Amenity The village concept will be further developed with design to a high standard and a wide range of amenities and facilities for residents. A landscape concept will be developed for the overall development. This will have regard to the amenity of residential neighbors to the south and west. The proposed low rise development on land below these dwellings will ensure they continue to have distant views to the north maintaining their current visual amenity.

Landform and earthworks While the village will occupy approximately 7 hectares, earthworks will be undertaken over a wider 10.7 hectare area with a view to other future development. The total excavation, including existing stockpiles of material is estimated to be 228,000 m³. The extent of fill of the lower slope is approximately 36,000 m³. Separate proposals will be developed and consented to use the surplus material in conjunction with other developments. The proposed earthworks are to a large extent the completion of previously consented earthworks for the wider site. Resource consents were approved by both Palmerston North City Council and Horizons Regional Council but were not fully completed before the developer went into receivership. The regional consents have now expired however the PNCC land use consent did not have a stated term and has been given effect to.

An Erosion and Sediment Control Plan (ESCP) is being prepared for the proposed earthworks after consultation with Horizons Regional Council. This ESCP works in synch with a further ESCP for a gully crossing approximately 1 kilometre downstream and to the north being undertaken by a related entity. Both ESCPs are being prepared by Rob Corson who is an appropriately qualified expert in this area.

The existing landform has a gentle slope to the north with a shallow undulation where the previous gully filling was not completed. There is a further gully to the north which is not part of the application site and is not affected by this proposal. The landform will largely remain a gently sloping area to the north with a cut face at the southern end creating the building platform 4 m below the adjacent residential development. There is currently some stockpiling of top soil on the site from the previous earthworks some of which will be utilized in the development. However, there are no distinctive landforms from a landscape perspective. Refer Upload 3.

Traffic effects The development will be accessed by a new collector road off Pacific Drive. This is understood to be the planned location for a new Collector Road in the Council proposed Structure Plan for this expanding growth area. The road will be designed and built to Collector Road standard with separate accesses for the retirement village and hospital. A separate service and emergency access is also proposed off Pacific Drive. Retirement villages generally have low levels of traffic generation compared with general residential development and initiatives such as shared electric vehicles will be developed.

The Collector Road will also serve as the main access to a significant area of new future residential development to the north. Pacific Drive is the key Collector Road connecting this urban growth area to State Highway 57 to the north and the Aokautere village centre. SH57 is the key strategic route south of Palmerston North between Levin and the connections through to the east of the Manawatu Gorge. The location is, therefore, well served in terms of road infrastructure and wider connections and no adverse traffic effects are anticipated.

Strategic Fit Palmerston North City Council has yet to finalise its Plan Change for this area which will significantly expand on the area for urban growth to the north and east of the site and coordinate development through a structure plan.

The proposed collector road will provide access to the new growth areas to the east and is understood to be entirely consistent with the proposed structure plan. Council has also been considering a neighbourhood centre in this location. With this in mind the proposal identifies a location for possible commercial facilities designed to serve the retirement village as well as the wider future community as it develops. These front the new road and also adjoin the proposed hospital. If advanced this will be separately consented and will replace at least three villas. The concept design has therefore sought to maximise strategic fit with the Council likely structure plan and wider context.

Services A services plan has been developed and uploaded. The existing sewer infrastructure in Pacific Drive is designed to accommodate this area of growth. Refer Upload 4. The option of a pressure sewer system will be considered and discussed with the Council. Similarly potable water is also available in Pacific Drive. Refer Upload 5. Proposed stormwater reticulation is designed to drain north toward Johnson Gully where there will be detention and potentially wetland treatment. On site treatment options will also be explored.

Coordination with Palmerston North City Council on stormwater is important because currently there is a piped discharge of stormwater from an area of about 60 dwellings discharging to land in the southern part of the site. The applicant is liaising with Council about the remedy of this matter which may proceed ahead of retirement village development and if it crosses the site will be located as shown on Upload 3 Drawing 2043-219.

Land stability The site is reasonable flat apart from a hollow where filling previously occurred and was not completed. In order to determine whether any remedial work on the fill area is required ahead of development a specific investigation has been undertaken by NZET Ltd Consulting Engineers. See Upload 7. The investigations included CPT sampling at 13 locations and window samples at two locations. The assessment found that soil types vary from clayey silts to sands. No groundwater was encountered and therefore the liquefaction risk is low. Importantly the soils were firm and will provide good foundation for commercial scale buildings. No adverse effects associated with land stability are therefore anticipated.

Noise The proposal involves creating a quiet residential and hospital environment. The only mechanical systems are likely to be associated with heating and ventilation at the facilities block and hospital. These are a considerable distance from the nearest existing dwellings and in any case will be designed to modern noise specifications. No adverse operational noise effects are anticipated.

Lighting Outdoor lighting will be provided for security and amenity. The detailed design will be undertaken at a later stage but will be undertaken to comply with AS Standard 4282 which is referenced in the District Plan. No adverse effects within or on adjacent land are anticipated.

Construction Effects Construction will be undertaken in sequential stages once all the earthworks is completed. Approximately 50% of the village will be completed before the hospital is constructed. Completion of construction of the entire project is expected within 2.5 years. During this period there is risk of construction effects associated with noise and dust for village residents and neighbours. The villas adjacent to the existing residential boundaries are expected to be the first stages of development. Once completed all further construction will be away from adjacent residents. The earthworks stage is expected to be completed in one construction season and all surfaces stabilized and stages not being immediately commenced will be grassed. This stage will be undertaken in accordance with the Erosion and Sediment Control Plan. Alongside that will be a Construction Management Plan which will include communications with residential neighbours.

Construction traffic will access the site at the proposed Collector Road and there is ample room for construction yard activities to be well away from neighbours.

The size of the site and limited existing development means there is plenty of scope to manage activities to ensure adverse construction effects are minimized.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

Potentially applicable NPS and NES are

NPS Urban Development 2020

NPS Freshwater Management 2020

NES For assessing and managing contaminants in soil to protect human health.

NPS Urban Development 2020

The site is located in a Tier 2 urban environment. Aokautere is a key growth area for Palmerston North and has been for some years. There remains considerable capacity at this location which is to be increased through expanding the growth area in an imminent Plan Change.

The NPSUD not only requires sufficient development capacity to meet expected demand over the short, medium and long term, but also that it contribute to well functioning urban environments. This retirement village will create a focus for the further development of Aokautere and contribute to housing need for older groups.

NPS Freshwater Management 2020

There are no freshwater resources affected by this proposal. Stormwater will discharge to the head of Johnson Gully and will contribute to an ephemeral stream in the gully. Detention in the gully will be separately consented and created by way of a road gully crossing about 1 km downstream from the site.

There is no loss of river and no loss of natural inland wetland. A Stormwater Management Plan will be developed that will include stormwater quality measures.

NES For assessing and managing contaminants in soil to protect human health.

The site has been extensively earthworked and since that time has been used for hay cropping. No farm buildings, yards or other storage has occurred on the site. No HAIL activity or industry is being undertaken or has been undertaken on the land. The requirements of the NES therefore do not apply.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that 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”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

To inform this section an assessment has been undertaken of the economic benefits of the project by Michael Copeland of Brown Copelands and Co Ltd.

This is Upload 6. It concludes that the project will create additional expenditure, employment and income within the local economy during the construction period of the order of **s 9(2)(b)(ii)** 460 additional jobs and **s 9(2)(b)(ii)**

Once operating it is estimated to generate additional expenditure of **s 9(2)(b)(ii)** 360 additional jobs and **s 9(2)(b)(ii)**

Project’s effects on the social and cultural wellbeing of current and future generations:

The Copeland assessment also concludes that the project will improve housing affordability, provide fiscally efficient healthcare and other services, create a safer community, promote independence and support positive aging.

It will also increase the cost effectiveness of Palmerston North City Council's provision of services as well as providing benefits to village residents families.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

It is expected that there will be considerable time savings associated by using this process. It will enable further work to be completed for the expert panel whilst the referral is being determined.

This will include:

- Sediment and Erosion Control Plan - currently underway in consultation with Horizons Regional Council.
- Stormwater Management Plan – this will embrace a wider area in terms of detention and treatment at the upper end of Johnson Gully.
- Cultural Impact Report – preliminary feedback has been reported in this application.
- Landscape design concept.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only:

Employment/job creation:

As stated in an earlier section, 460 additional jobs are expected to be created during a 2.5 year construction period. Prior to that there will be employment associated with detailed design and building consents etc. During this initial period it is expected that earthworks and associated sediment and erosion control measures will be able to be undertaken.

Once operating it is estimated to generate 360 additional jobs. Refer to Upload 6 report by Mike Copeland titled The Economic Benefits of the Proposed Woodgate Lifestyle Village at Aokautere Palmerston North.

Housing supply:

The project will contribute significantly to housing supply which is currently under stress from a surge in population growth. The very recent PNCC Housing Capacity Assessment dated June 2021 found that demand had increased for smaller houses and specifically recommended re zoning additional greenfield capacity at Aokautere. A Plan Change to implement this is imminent. Notwithstanding this the project site is already zoned for urban growth.

Latest projections show a need for nearly 13,000 extra dwellings over the next 30 years. The Project will provide 130 – 150 household units, plus 20 apartments and hospital / rest home beds. This will have the effect of freeing up existing larger houses within the region to help meet that overall demand.

Contributing to well-functioning urban environments:

This has been considered above in relation to the NPS UD. However, in addition the Project itself provides a variety of villa typologies as well as apartments to meet the needs of different households in relation to both type and price. Iwi have been consulted and ongoing dialogue will ensure the Project has regard to the needs of those communities.

There are no other retirement facilities in Aokautere. The nearest is Summerset on Summerhill at Fitzherbert.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

This is not an infrastructure project, however it is a catalyst to addressing a non conforming stormwater discharge from vested infrastructure associated with residential areas to the south. The proposed arterial stormwater main for the development is shown on Upload 3 Drawing 2043-219. While liaison with PNCC over this matter is in train, the initial proposal is to provide PNCC with 450 mm pipe stormwater capacity to the head of Johnson Gully where there will be a constructed outfall. This will address a long standing issue and will be formalized through a Development Agreement.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

This is not an environmental project per se but will be the driver towards comprehensive stormwater management associated with the ephemeral stream in Johnson Gully. A Stormwater Management Plan will be available for the expert panel that will address hydraulic neutrality for the site and adjoining catchment and a strategy for stormwater treatment.

Minimising waste:

The Project as part of its operational development will develop and implement a waste minimisation strategy.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

The Project will promote the adoption of electric vehicles and will provide on site charging facilities. In addition, solar power generation for the facilities building and hospital will be investigated at the detailed design stage.

Promoting the protection of historic heritage:

There are no historic heritage issues associated with this project.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The Aokautere area does have steep gullies where land stability is in some areas a natural hazard that must be managed. In this case, this has largely been addressed through previous earthworks. The design also provides an overland flow path from the residential area to the south.

Other public benefit:

The project will be a catalyst for further development of this area with potential future neighbourhood centre and community access to the village facilities.

Whether there is potential for the project to have significant adverse environmental effects:

The adverse effects have been considered in Part V11 and can reasonably be assessed as less than minor.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

Effectuated by climate change and natural hazards

The site is elevated with expansive views to the northwest. As stated in Part IX, the project avoids areas of land instability and provides for a secondary flow path.

There are no coastal related issues and little risk from extreme weather events.

Flood risk

The site is elevated and is not subject to any form of flood risk. A secondary flow path is provided through the site connecting with the existing secondary flow path from the more elevated residential development to the south.

Land stability

As previously stated, the steeper gully sides in Aokautere are a known natural hazard. While the site historically did have a gully this has been filled and the compaction tested and found to be satisfactory. The further earthworks required is to provide a graded slope to the head of Johnson Gully and a more even slope across the site.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
Horizons Regional Council	<p>The applicant Woodgate Lifestyle Village Trust is an entity established to develop and operate the facilities.</p> <p>A funding strategy has been developed for the project which is detailed in Part III. The land itself however does have a history of compliance disputes in relation to stormwater management and earthworks and particularly the stormwater that continues to flood the southern corner of the site from the adjacent residential development.</p> <p>These are associated with previous owning entities and no enforcement action has been taken by the local authority against the current owner.</p> <p>The history was complicated by a technical engineering solution to the stormwater discharge being agreed as part of settlement of High Court proceedings but subsequently found to be technically unfeasible.</p> <p>This combined with the owner at that time being put in receivership. The liquidator, after reviewing the assets, disclaimed the land which then passed to the Crown under an escheat. The land remained subject to a mortgage to a company called CTS Investments Ltd which then had the land vested in it as partial satisfaction of the mortgage debt. A consequence of this is that CTS Investments LLC was not a successor in title and therefore the previous enforcement order and associated agreements expired at that time.</p> <p>Since then, there have been discussions with Horizons regarding Erosion and Sediment Control measures and a Sediment and Erosion Control Plan for the further earthworks is being prepared. The only ongoing compliance matter relates to the Council stormwater discharge onto the site. This proposal is a means to resolve that matter.</p>

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Paul Thomas

15/09/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with

the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.

- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

Yes	Correspondence from the registered legal land owner(s)
Yes	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.