



BRF-660

8 October 2021

Ministers/Associate 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; Climate Change; and Associate Minister for the Environment (Urban Policy)

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on application for referral – Woodgate Lifestyle Village

I have received an application to refer a project to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The aim 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 certainty of investment while continuing to promote the sustainable management of natural and physical resources, and meet Treaty of Waitangi obligations.

The project is described in the enclosed schedule, and a copy of the application is electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral application. I note that if this project is referred to a panel, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. A more detailed environmental assessment and cultural impact assessment will be required as part of these applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether or not to accept the application and refer the project to a panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned below the text 'Yours sincerely'.

Hon David Parker
Minister for the Environment

Enclosure:

- A. Schedule of proposed project
- B. Application to refer Woodgate Lifestyle Village to an expert consenting panel, including supporting information

Released under the provision of
the Official Information Act 1982

Appendix A - Schedule of proposed project

Project	Applicant	Details
Woodgate Lifestyle Village	Woodgate Retirement Trust	<p>The Project is to subdivide land and construct and operate a lifestyle retirement village providing up to 170 residential units, and a hospital and aged care facility at 153 Pacific Drive, Fitzherbert, Palmerston North, including:</p> <ul style="list-style-type: none">a. up to 150 single storey retirement village villasb. a two-storey hospital and aged care building accommodating approximately 82 care beds, dementia and psycho geriatric facilities and 20 retirement village apartmentsc. a retirement village facilities building that will include dining and lounge areas, a gym, pool and other recreational facilitiesd. outdoor recreation facilities and gardense. associated infrastructure including roads, parking and three waters services. <p>The Project involves activities such as: subdivision of land, vegetation removal, earthworks (including bulk earthworks), discharge of stormwater and contaminants to land and water, landscaping including planting, construction and operation of the hospital and aged care building and associated facilities, construction of three waters services, and roading and parking areas.</p>