

BRF-660

8 October 2021

Michael McCartney
Chief Executive Officer
Horizons Regional Council
Email: help@horizons.govt.nz

Dear Michael McCartney

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Woodgate Lifestyle Village –
Comments sought**

In the week commencing 13 September 2021 Woodgate Retirement Trust applied to the Minister for the Environment (the Minister) to refer the Woodgate Lifestyle Village project (the Project) to an expert consenting pane (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

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

- a. up to 150 single storey retirement village villas
- b. a two storey hospital and aged care building accommodating approximately 82 care beds, dementia and psycho geriatric facilities and 20 retirement village apartments
- c. a retirement village facilities building that will include dining and lounge areas, a gym, pool and other recreational facilities
- d. outdoor recreation facilities and gardens
- e. associated infrastructure including roads, parking and three waters services.

The Project involves activities such as: subdivision of land, vegetation removal, earthworks (including bulk earthworks), discharges 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.

The applicant is seeking land use and subdivision consents Palmerston North District Plan and land use and discharge permits under the Manawatu-Wanganui Regional Council's One Plan, to be determined for the Project through the fast-track process.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether to refer the Project to a panel.

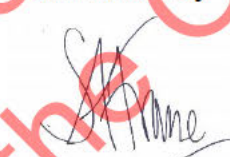
If it is more efficient to discuss this application, please contact me or my team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Specific questions on the application
<ol style="list-style-type: none">1. Are there any reasons that you consider it more appropriate for the project, or part of the Project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?2. What reports and assessments would normally be required by the council for a project of this nature in this area?3. Does the applicant, or a companies owned by the applicant, have any environmental regulatory compliance history in your region?4. Are you aware of any ongoing environmental compliance issues related to the Project site?

Also note that if the Minister decides to refer the Project to a panel, the council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications for the project. The applicant will provide a detailed assessment of environmental effects at this stage and the council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

- A. Response template for written comments