

File ref: FTC000019

5 July 2021

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Tēnā koe

Request for information from Winton Property Limited in relation to Northbrook Wanaka Retirement Village under the COVID-19 Recovery (Fast-track Consenting) Act 2020

The Northbrook Wanaka Retirement Village Expert Consenting Panel (the Panel) has directed the Environmental Protection Authority (EPA), to request further information from you under clause 25 of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Northbrook Wanaka Retirement Village consent application.

As directed by the Panel, the EPA is seeking the following information:

Regional Policy Statements

1. Section 8.5 of the Application states:

The Otago Regional Policy Statement 1998 (RPS98) version and the Partially Operative Otago Regional Policy Statement 2019 (PORPS19) are relevant to the proposal. ...

The Panel understands that the RPS98 has recently been revoked (in March), and that a Proposed Regional Policy Statement 2021 has also recently been notified for submissions (in June). In view of these developments, please provide an updated assessment of the proposal against relevant operative and proposed RPS objectives and policies.

Ngāi Tahu Ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008

2. Section 8.7 of the Application briefly addresses the Ngāi Tahu Ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008, but provides no assessment. Please provide an evaluative assessment of the relevant provisions of that plan.

Lighting / Hours of Operation

3. The comments by the Queenstown-Lakes District Council addressed lighting (and the need for a condition to address lux levels and light spill) and hours of operation for the Care Pod building, Main Entry building and Clubhouse and Amenity building and associated activities. The Applicant is asked

to address these matters and the need for / content of specific conditions.

In accordance with clause 25 of Schedule 6 of the Act Winton Property Limited must:

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by **13 July 2021**.

Please note, the information will be provided to the panel, the application and every person who provided comments on the application. The information will also be made available on the EPA website.

If you have any questions or further queries please don't hesitate to contact Alex Erceg on northbrookwanakafasttrack@epa.govt.nz or 027 293 6728

Nāku noā, na



Sandra Balcombe
Manager Land and Oceans Applications