

COVID-19 Recovery (Fast-track Consenting) Act 2020

Summerset Retirement Village - Waikanae Subdivision Consent Application by Summerset Villages (Waikanae) Limited.

M-1 Minute of the Summerset Retirement Village - Waikanae Expert Consenting Panel – 24 June 2021

1. Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), an Expert Consenting Panel (the Panel) has been appointed to determine consent applications for Summerset Retirement Village - Waikanae (the application). Summerset Retirement Village - Waikanae Expert Consenting Panel (the Panel), is comprised of myself (as Chairperson), Gina Sweetman, and Robert Warrington.
2. The Panel must invite written comments on the application from the persons or groups listed in clauses 17(6) and 17(7)¹ of Schedule 6 for a referred project.
3. In addition to the requirements of clauses 17(6) and 17(7) of Schedule 6, the Panel may invite written comments from any other person that the Panel considers appropriate under clause 17(8) of Schedule 6 of the Act.
4. The Panel notes that clause 17(1) of Schedule 6 prohibits them from giving public or limited notifications

Determination of owners and occupiers of land who must be invited for comment (clauses 17(6) (g) and 17(6) (h) of Schedule 6)

5. The Panel has considered the application, the extent of the land on which the project is to be undertaken (the site), and the land adjacent to the site. In identifying the extent of land that is adjacent to the site, the Panel considered that land directly adjoining and across a local road from the site is land that is adjacent to land on which the project is to be undertaken within the meaning of clause 17(6)(g) of Schedule 6.
6. The Panel considers that the owners and occupiers of the land parcels comprising the site, and the land adjacent to that land, being made up of the land parcels described in paragraph 5, must be invited for comment in accordance with clauses 17(6)(g) and 17(6)(h) of Schedule 6.
7. A map identifying these properties is appended to this Minute as map 1.

Persons who must be invited for comment under clause 17(7) of Schedule 6

8. The persons that must be invited for comment in accordance with clause 17(7) of Schedule 6 are listed in clause 7 of Schedule 17 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (the referral order).

¹ The persons that must be invited for comment in accordance with clause 17(7) of Schedule 6 are listed in clause 7 of Schedule 17 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020.

9. The persons specified in the referral order are:

- Capital and Coast District Health Board
- Ferndale Residents' Association
- Park Road Residents' Association

Additional person(s) the Panel consider it appropriate to invite comment from (clause 17(8) of Schedule 6)

10. In addition to the person(s) that must be invited for comment under clauses 17(6) and 17(7) of Schedule 6, the Panel, under clause 17(8) of Schedule 6 also considers it appropriate to invite comment from the following person(s):

Identified Person(s)	Reason for Inviting Comment
Additional Properties on Park Avenue	Due to the potential effects on these properties, particularly increased traffic and short term effects during construction. These properties are shown on map 1 appended to this minute as land within the context of the site.
Additional Properties on Alexander Street	Due to the potential effects on these properties, particularly short term effects during construction. These properties are shown on map 1 appended to this minute as land within the context of the site.
Land to the North of the Site across from State Highway 1	To account for the long term visual effects on the area. This land parcel is shown on map 1 appended to this minute as land within the context of the site.

Date determined for closing comments

The decision on person(s) who must be invited for comment and those that the Panel considers appropriate to invite comment from was made on 23 June 2021.

Invitations to comment are to be sent on **24 June 2021**.

Clause 18(1) of Schedule 6 specifies that written comments must be received by the Environmental Protection Authority (EPA), on behalf of the Panel on a specified date (which must be 10 working days after the date on which the invitation is given under clause 17(2)).

For Summerset Retirement Village - Waikanae Application, there are a number of persons or groups the Panel must invite comment from that can only be contacted via postal addresses. To avoid any prejudice to postal or non-electronic recipients, the Panel considers it appropriate and correct at law to allow time for the invitation to be received, before the 10 working days by which a written reply must be received by the EPA begins.

The Panel has therefore allowed five days for delivery and has determined the date by which comments must be received by the EPA to be **15 July 2021**.

Comments on the application can be sent to the EPA by email at Summerset.fasttrack@epa.govt.nz



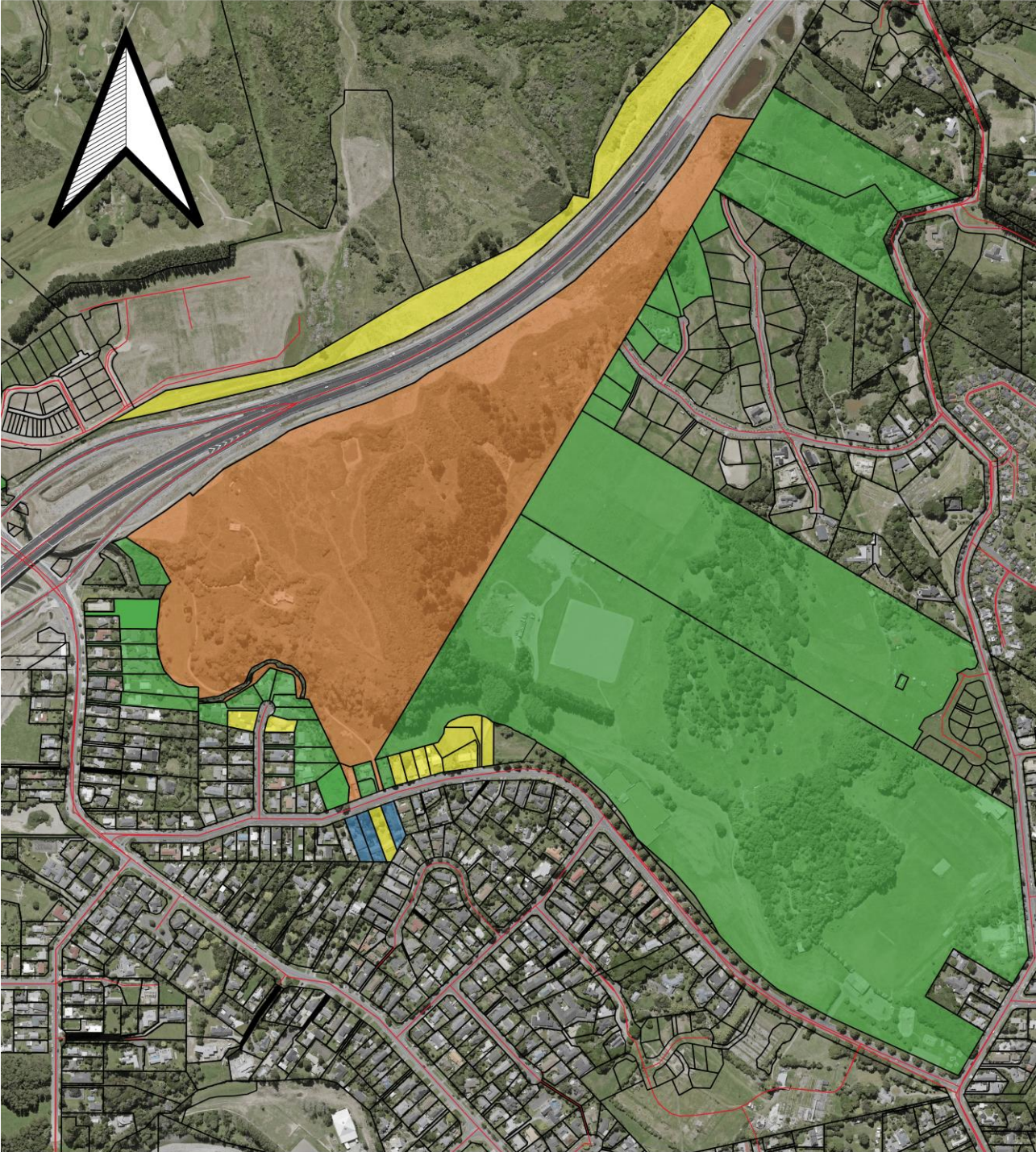
Janette Campbell

Chairperson

Summerset Retirement Village - Waikanae Expert Consenting Panel

Map 1

Summerset Retirement Village - Waikanae - Project Area and Surrounding Land



Legend

- Land on which the project is to be undertaken
- Land directly adjoining land on which the project is undertaken
- Land not adjoining but across the road from land on which the project is to be undertaken
- Land within the context of the site
- Roads

