

Table 1: Minister for Regional Development Comment

Summary of Comment (Minister for Regional Development)	Applicant Response
<p>The Minister notes general support for the project and considers that the project could deliver significant regional economic benefits. The Minister notes that the Applicant should consider the trade-offs regarding primary production activity that could support export growth.</p>	<p>Insight Economics notes the Minister for Regional Development's supportive comments and his view that the project could deliver significant regional economic benefit. The substantive economic assessment (Sections 6-12) outlines the scale of construction and operational employment, GDP contribution, retirement living demand, commercial activity, and renewable energy generation that underpin this conclusion.</p> <p>The Minister's reference to trade-offs with primary production aligns with Section 15 of the substantive economic assessment, which considers the opportunity cost of continued rural use versus the proposed land uses. Specifically, our analysis finds the Total Economic Value of the proposed uses materially exceeds the long-term output of pastoral farming. Agrivoltaics will retain pastoral production beneath solar arrays, enabling dual use and higher overall productivity than continuing single-use pastoral farming.</p>

Table 2: New Zealand Transport Agency Comment

Summary of Comment (NZTA)	Applicant Response
<p>The NZTA notes that they are neutral on the application, and that no further modelling is required and that no assessment of glint and glare effects on SH27 are required.</p>	<p>The Applicant notes NZTA's comments, and agrees in relation to the adequacy of the modelling.</p>

Table 3: Minister for Seniors Comment

Summary of Comment (Minister for Seniors)	Applicant Response
<p>The Minister notes that the proposal will create housing choices for older people and commends the developer for providing specific nurses accommodation to attract staff to the Retirement Village.</p> <p>Consideration should be given throughout the entire development for older people of all life stages, the provision of a communal transport service for residents of the Village, and that the Panel and Developer may wish to consider the <i>Age-friendly Urban Places</i> resource as the development progresses.</p>	<p>The Applicant notes the Minister for Seniors' supportive comments regarding the project's contribution to housing options for older New Zealanders.</p> <p>With regard to the 'Age-friendly Urban Places' resource, it is noted that the Retirement Village and Aged Care Hospital have been designed in alignment with age-friendly principles. Key features include:</p> <p><u>Accessibility and Safety:</u> Villas feature level-entry design, walk-in showers, nurse call systems, and Lifemark® aligned features to ensure mobility and safety. The Retirement Village internal road network features very low speed limits, flush kerbs, and slopes at a maximum gradient of 1 in 20 to minimise the risk of falls. Occasional 1 in 12 driveway or footpath slopes may be required to mitigate stormwater management and if this occurs a handrail would be provided.</p> <p><u>Community Integration:</u> The masterplan prioritises connectivity through a central spine road, pedestrian pathways, and landscapes greenways, fostering social interaction and access to shared amenities.</p> <p><u>Continuum of Care:</u> The inclusion of an aged care hospital, dementia care unit, and palliative care facilities ensures comprehensive support for varying health needs.</p> <p><u>Staff Support:</u> Purpose-built nurses' accommodation adjacent to the hospital enhances recruitment and retention of skilled staff.</p>

	<p><u>Future Adaptability:</u></p> <p>The village layout and staging allows flexibility to respond to evolving best practices and community needs.</p> <p>The Applicant will continue to reference the <i>Age-friendly Urban Places</i> resource to ensure consistency with national guidance.</p>
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Table 4: Minister for Infrastructure Comment

Summary of Comment (Minister for Infrastructure)	Applicant Response
The Minister notes general support of the Proposal	The Application notes the Minister's support.

Table 5: Minister for the Environment Comment

Summary of Comment (Minister for the Environment)	Applicant Response
The Minister notes concerns over habitat for the long-tail bat community, noting that NPS-IB direction is required to be considered and requests that effects on highly mobile fauna habitat and effects on the habitat of significant indigenous fauna are addressed.	The site is utilised by long tailed bats (threatened highly mobile species). Management of the effects on bats include short term measures (implementation of the Department of Conservation's bat roost protocols) to ensure bats are not harmed/killed during vegetation clearance as well as longer term measures. The longer term adverse effects of artificial lighting have been considered and addressed through the avoidance of artificial lighting in close proximity to the Waitoa River corridor where bat activity is highest as well as the use of bat sensitive lighting design within the Retirement Village adjacent to the Greenway. Longer term effects attributable to the loss of low quality bat habitat (open pasture) has been considered as part of the greater re-vegetation plan surrounding the Southern Solar Farm, Retirement Village and Residential area. The revegetation plan incorporates a structure and distribution which is expected to provide greater habitat quality for bats with commuting, foraging and potential roosting areas overtime. The Greenway is a c. 22-25

	<p>m vegetated corridor which will offer a sheltered flyway for bats from the Waitoa River corridor to the east. The shelter belt planting surrounding the Southern Solar farm will also provide commuting routes away from the effects of artificial lighting along the southern boundary of the site extending east towards Eldonwood. Bat activity previously recorded across the site indicated low activity along the eastern extent of the site. This is likely reflective of the lack of tree cover to the east as well as the effects of existing development on the peri urban edge of Matamata.</p>
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Table 6: Department of Conservation Comment

Summary of Comment (Department of Conservation)	Applicant Response
<p>The Department considers the Proposal is able to be approved subject to amendments to the conditions to ensure they are appropriate, enforceable, and effectively manage the actual and potential effects on terrestrial ecology.</p>	<p>A response memo has been prepared by Ecological Solutions and is included as Attachment 26.</p>