

# Application for a project to be referred to an expert consenting panel

**(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)**

*For office use only:*

Project name: The Foundation Village - Building 3  
Application number: PJ-0000867  
Date received: 21/02/2023

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

## Part I: Applicant

### Applicant details

Person or entity making the request: The Foundation Village Partnership

Contact person: Richard Mora

Job title:

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

PO Box 3861

Christchurch 8140

### Address for service (if different from above)

Organisation: Bentley & Co Ltd

Contact person: Craig McGarr

Job title: Director - Resource Management Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service:

Postal address:

PO Box 4492

Shortland Street

Auckland 1010

## Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

16 Titoki Street, Parnell, Auckland, Auckland, 1052, New Zealand

10 Titoki Street, Parnell, Auckland 1052

4 Maunsell Road, Parnell, Auckland 1052

Further detail is provided in Section 3, paragraphs 21 - 33 and Figures 1 and 2 of the document prepared by Bentley & Co, Resource Management Consultants in support of this application.

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

The legal descriptions and record of title references for the application site are listed below:

- 16 Titoki Street, Parnell - Lot 11 DP 561771 (record of title: 994968) – 6,403m<sup>2</sup>.
- 10 Titoki Street, Parnell - Lot 7 DP 362696 (record of title: 255820) – 1,086m<sup>2</sup>.
- 4 Maunsell Road, Parnell - Lot 9 DP 561771 (record of title: 994967) – 6,875m<sup>2</sup>.
- 8 Domain Drive, Parnell – Lot 2 DP 562904 (record of title: 999473) – 1,158m<sup>2</sup>.

Copies of the Record of Titles for the application site are included as Attachment 3.

Further detail is provided in Section 3, paragraphs 34 - 36 and Figures 3 and 4 of the attached Bentley & Co document.

Registered legal land owner(s):

Foundation Properties Limited ("FPL") owns all of the properties and buildings (aside from the ACG building) within the Foundation site. FPL holds lease agreements with the various tenants of the buildings located within the Foundation site.

The Applicant has an ongoing lease arrangement with the owner of 8 Domain Drive that enables contractor parking on the empty site.

There are no land owner or leaseholder constraints affecting the Applicant's ability to undertake the works required for the Project.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

The Foundation Village Partnership ("the Applicant") is a partnership that was formed between Generus Foundation Limited ("Generus") (who provide the development expertise) and Foundation Village Limited ("FPL"), the commercial entity of Blind Low Vision NZ.

The Applicant is the holder of resource consents (including variations) (explained below) to develop a retirement village within the Foundation site, which includes the redevelopment of the north-eastern corner of the Foundation site with two 4-5 storey buildings (Building 1 and Building 2), together with the refurbishment of Pearson House (fronting Titoki Street).

The Project relates to Building 3, being the third stage of the retirement village development within the Foundation site. Building 3 is proposed to be integrated functionally and operationally with the Building 1 and 2 developments (Stages 1 and 2), and Pearson House.

Further detail is provided in Section 3, paragraphs 40 - 52 of the attached Bentley & Co document.

## Part III: Project details

### Description

Project name: The Foundation Village - Building 3

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

The Project is for the construction and operation of Building 3, being Stage 3 of a comprehensive retirement village development an 'Integrated Residential Development' (as defined by the Unitary Plan), for a comprehensive retirement village activity.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

Further detail regarding the Project is provided in Section 4, paragraphs 54 - 63 and Figure 5 of the attached Bentley & Co document.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

It is intended that the construction of the Project will occur when other (separately consented) components of the retirement village have reached certain milestones. This includes:

- (a) Building 1: Completed in its entirety and fully operational. The target completion date for the building is July 2023.

(b) Building 2: 80% completed (with cladding on and fit out activities ongoing). The target completion date in March 2023.

(c) Pearson House: Completed and operational. Target completion date June 2024

The bulk earthworks and civil infrastructure for the Project is intended to be completed coincidentally with the final stage of the Building 2 construction programme.

The Applicant intends to commence works promptly after the forecasted date of obtaining consent (via the FTCA process), with this being in the 2024-2025 earthworks season, which provides for the commissioning of the necessary documentation and building consents, contractor engagement, following receipt of the resource consent.

Further detail regarding staging and timing of the Project is provided in Section 4, paragraphs 64 - 69 and Table 1 of the attached Bentley & Co document.

### Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Water permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
16 Titoki Street, Parnell, Lot 11 DP 531771  10 Titoki Street, Parnell, Lot 7 DP 362696  4 Maunsell Road, Parnell, Lot 9 DP 561771	Auckland Unitary Plan	Business - Mixed Use	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1892, Pearson House.  Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1794, Royal New Zealand Foundation for the Blind office and workshops (former) (refer Figure 4).	Controls: Centre Fringe Office Control and Macroinvertebrate Community Index - Urban.
Further detail is provided in Section 4, paragraphs 74 - 106 and Figures 6 - 11 of the attached Bentley & Co document.	Refer attached document.	Refer attached document.	Refer attached document.	Refer attached document.

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Auckland Unitary Plan	C1.9(2)	The Project does not comply with the following Business - Mixed Use zone standards: H13.6.1(1) (Building Height), H13.6.1(2) (Occupiable Height)	Restricted Discretionary Activity	Central portion of the application site.
Auckland Unitary Plan	H13.4.1(A45)	New buildings in the Business - Mixed Use Zone	Restricted Discretionary Activity	Central portion of the application site
Auckland Unitary Plan	D17.4.1(A9)	Modifications to, or restoration of, buildings, structures, fabric or features of a scheduled historic heritage place, except where provided for as a permitted, controlled or restricted discretionary activity in another rule in this overlay	Restricted Discretionary Activity	North-western portion of the application site, between Building 3 and Pearson House
Auckland Unitary Plan	D17.4.1(A10)	New buildings or structures within the scheduled extent of place of Category A building	Discretionary Activity	That portion of the basement levels, and the upper levels of the building, located with the extent of place of Pearson House and the Jubilee Building
Auckland Unitary Plan	E7.4.1(A20)	Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed: E7.6.1.6(2) and E7.6.1.6(3)	Restricted Discretionary Activity	Entire extent of application site
Auckland Unitary Plan	E7.4.1(A28)	The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or	Restricted Discretionary Activity	Entire extent of application site

		not otherwise listed: E7.6.1.10(1)(d), E7.6.1.10(2)(b), E7.6.1.10(4)(a), E7.6.1.10(4)(b), and E7.6.1.10(6)(b)		
Auckland Unitary Plan	E12.4.1(A6)	Earthworks greater than 2,500m <sup>2</sup>	Restricted Discretionary Activity	Entire extent of application site
Auckland Unitary Plan	E12.4.1(A10)	Earthworks greater than 2,500m <sup>3</sup>	Restricted Discretionary Activity	Entire extent of application site
Auckland Unitary Plan	E12.4.1(A30)	Earthworks greater than 50m <sup>2</sup> within a Historic Heritage Overlay	Restricted Discretionary Activity	Those portions around Building 3 within the Historic Heritage Overlay where earthworks are proposed
Auckland Unitary Plan	E12.4.1(A32)	Earthworks greater than 5m <sup>3</sup> within a Historic Heritage Overlay	Restricted Discretionary Activity	Those portions around Building 3 within the Historic Heritage Overlay where earthworks are proposed
Auckland Unitary Plan	E23.4.2(A53)	Comprehensive development signage	Restricted Discretionary Activity	Various locations, including George Street and Titoki Street entrances, and within the Foundation site
Auckland Unitary Plan	E25.4.1(A2)	Construction noise and vibration activities that do not comply with a permitted activity standard. The following infringements to the permitted standards are proposed: - Standard E25.6.27(1) - Construction Noise (Activities sensitive to noise) - Standard E25.6.27(2) - Construction Noise (Any other activity not sensitive to noise) - Standard E25.6.30(1)(b) - Vibration (Vibration limits in buildings)	Restricted Discretionary Activity	Entire extent of application site
Auckland Unitary Plan	E30.4.1(A6)	Discharges of contaminants into air, or into water, or onto or into land not meeting permitted activity Standard E30.6.1.1; E30.6.1.2;	Controlled Activity	Entire extent of application site

		E30.6.1.3; E30.6.1.4; or E30.6.1.5		
Auckland Unitary Plan	E40.4.1(A24)	The construction of the Project will exceed the permitted 24 month period pursuant to E40.4.1(A20)	Restricted Discretionary Activity	Entire extent of application site, as well as temporary construction parking at 8 Domain Drive
Further detail is provided in Section 4, paragraphs 72 - 73 of the attached Bentley & Co document.				

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

No other resource consents or notices of requirement have already been lodged for this, or a similar, project by the Applicant.

The Applicant holds the following resource consents for the Foundation site:

- BUN60343924 (LUC60343866, DIS60343867, WAT60343925)
- BUN60343924 (LUC60343926-A, DIS60343867, & WAT60343925-A)
- BUN60343924 (LUC60343926-B, DIS60343867, & WAT60343925-B)
- LUC60401436

Further detail is provided in Section 4, paragraphs 107 - 111 and Figures 12 - 14 of the attached Bentley & Co document.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

No other resource consents or designations are required for the Project by someone other than the Applicant.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

The Project will require Engineering Plan Approval and Building Consent from Council prior to construction commencing, and these will be sought once resource consent has been obtained.

An Archaeological Authority under the New Zealand Pouhere Taonga Act 2014 has been sought (lodged 27th January 2023) relative to the scope of works, as the application site has been identified as potentially containing remnants of pre-1900 buildings that have previously been demolished.

The application has been accepted for processing, and consultation with HNZPT is ongoing in respect of this matter.

No other legal authorisations are required to begin construction of the Project.

### Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Generus has significant experience in developments of this nature, gained over its 10 years of operation, and the Applicant has financing to fund the Project to completion.

The Applicant is not dependent on pre-sales of any of the units within Building 3 to fund any aspect of the Project. As such, no delays are expected relative to the programme, and the intention is to commence construction on the Project soon after Building 2 reaches 80% completion (expected mid-2025). Completion of the Project as soon as possible is the Applicant's priority. In all respects, the Project is "shovel ready".

The Applicant intends to commence works for the Project promptly after the forecasted date of obtaining consent via the FTCA process, with this being in the 2024-2025 earthworks season, to provide for the commissioning of the necessary documentation and building consents, contractor engagement etc, following receipt of the resource consent.

Further detail is provided in Section 4, paragraphs 117 - 127 of the attached Bentley & Co document.

## Part IV: Consultation

### Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

The Minister for the Environment was contacted via email on 6 December 2022 with an outline of the proposal and intention to lodge an application seeking referral for the Project. As part of this, a request was made to hold a pre-application Meeting with the Ministry.

The Applicant's experts engaged in a pre-application Meeting with staff at the Ministry of the Environment on 24 January 2023, which involved a 'briefing' of the Project. Feedback received as part of this meeting has informed the Project and the application documentation provided.

The Applicant has not consulted with any other Government ministries or departments.

### Local authorities

Detail all consultation undertaken with relevant local authorities:

A pre-application meeting was held on the application site with Auckland Council's Premium Consents Team on 21 November 2022 to discuss the scope of the Project and seek agreement from Council's Landscape Architect and Urban Designer on appropriate viewpoint locations for the visual simulations that have been prepared by Boffa Miskell for the Project.

Following the initial meeting held with Council on-site, preliminary feedback was provided by the Council's experts (refer **Attachment 1**). This has been considered by the Applicant and reflected in the application where the Applicant considers it to be appropriate to do so.

The Applicant's Civil Engineer (Tonkin & Taylor) sought preliminary feedback from Watercare as part of the preparation of the Civils Assessment, which included confirmation that the reticulated network has sufficient water and wastewater capacity to support the Project.

### Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

#### Mana Whenua

The Applicant sent letters to the 'relevant' iwi authorities, as identified in Section 6 of this report, on 22 November 2022 to ascertain whether there was any interest in consulting on the Project.

Responses were received from Ngāti Whātua o Kaipara and Te Kawerau ā Maki, stating that they defer their interest to other iwi authorities.

A response was received from Ngāti Te Ata Waiohua confirming their interest and desire to prepare a Cultural Impact Assessment. The Applicant will continue to consult with Ngāti Te Ata Waiohua to facilitate the Cultural Impact Assessment to inform the resource consent application, and this has been communicated to Ngāti Te Ata Waiohua. The Applicant will continue to seek feedback from, and consult with, other iwi and / or confirm that no consultation is required in preparing the application for resource consent.



Further details on consultation with mana whenua are set out in Section 5 below.

### Other persons / parties

A meeting was held with HNZPT on 29 November 2022 (with Auckland Council's Heritage Specialist in attendance) to discuss the scope of the proposal and the intention to proceed via the fast-tracking consenting process.

The purpose of the meeting was to discuss the potential effects that the Project might have on heritage extents of place and buildings located within the Foundation site. Subsequent to this meeting, minutes were circulated of the feedback received. These minutes are appended as **Attachment 2** and were confirmed by the attendees as being accurate.

A further meeting was held with HNZPT and Auckland Council's Heritage Specialist on 9 February 2023 to discuss how the initial feedback received at the previous meeting had been addressed, as well as to how this would be addressed further as the detail of the design is developed for the subsequent resource consent application, including ongoing consultation to be undertaken during that process. Minutes of the meeting held with HNZPT on 9 February 2023 are included within **Attachment 2**.

It is the Applicant's view that no other parties are affected by the Project. Accordingly, the Applicant has not engaged with any other groups or neighbouring property owners.

Detail all consultation undertaken with the above persons or parties:

Refer above.

## Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to [Te Kāhui Māngai – Directory of Iwi and Māori Organisations](#).

### Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāi Tai ki Tāmaki	Letter sent 22 November 2022. No response received.
Ngāti Maru	Letter sent 22 November 2022. No response received.
Ngati Pāoa Iwi Trust	Letter sent 22 November 2022. No response received.
Ngati Pāoa Trust Board	Letter sent 22 November 2022. No response received.
Ngāti Tamaoho	Letter sent 22 November 2022. No response received.
Ngāti Tamatera	Letter sent 22 November 2022. No response received.
Ngāti Te Ata Waiohua	Letter sent 22 November 2022. Response received 22 November confirming interest in the proposal. Agreement to prepare a Cultural Impact Assessment (to be progressed as part of the resource consent application).
Ngāti Whanaunga	Letter sent 22 November 2022. No response received.
Ngāti Whātua o Kaipara	Letter sent 22 November 2022. Response received 22 November deferring to Ngāti Whātua Ōrākei.
Ngāti Whātua Ōrākei	Letter sent 22 November 2022. No response received.
Te Ahiwaru - Waiohua	Letter sent 22 November 2022. No response received.
Te Ākitai Waiohua	Letter sent 22 November 2022. No response received.
Te Kawerau ā Maki	Letter sent 22 November 2022. Response received 22 November deferring to Ngāti Whātua Ōrākei.
Te Patukirikiri	Letter sent 22 November 2022. No response received.

Te Rūnanga o Ngāti Whātua	Letter sent 22 November 2022. No response received.
Waikato - Tainui	Letter sent 22 November 2022. No response received.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Te Rūnanga o Ngāti Whātua	Letter sent 22 November 2022. No response received.
Ngāti Whātua o Ōrākei	Letter sent 22 November 2022. No response received.
Te Kawerau a Maki	Letter sent 22 November 2022. Response received 22 November deferring to Ngāti Whātua Ōrākei.
Ngāti Tamaoho	Letter sent 22 November 2022. No response received.
Te Ākitai Waiohūa	Letter sent 22 November 2022. No response received.
Te Patukirikiri	Letter sent 22 November 2022. No response received.
Ngāti Pāoa	Letter sent 22 November 2022. No response received.
Ngāti Tamaterā	Letter sent 22 November 2022. No response received.
Ngāi Tai ki Tāmaki	Letter sent 22 November 2022. No response received.
Ngāti Whanaunga	Letter sent 22 November 2022. No response received.
Waikato – Tainui	Letter sent 22 November 2022. No response received.

## Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

There are no Treaty Settlement Statutory Acknowledgement areas identified on the Auckland Council GIS for the application site or any adjacent properties. Refer to Figure 15 in the attached Bentley & Co document.

## Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

### Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

The Project is not within a customary marine title area.

### **Protected customary rights areas**

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

The Project is not within a customary rights area.

## **Part VII: Adverse effects**

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The anticipated and known adverse effects of the Project have been extensively assessed by the Project Team, who confirm that these can be appropriately managed through the inherent design and layout of the Project, its operational attributes, and suitable conditions of consent.

The Project will include temporary adverse effects associated with construction activities, including noise and vibration, earthworks (sediment, silt, dust), and construction traffic. Such temporary construction related effects are typical, and generally anticipated as part of new development of this scale in urban environments, and are able to be appropriately managed through standard industry best-practice measures (and conditions of consent).

Those effects that are not temporary relate to the establishment and ongoing operation of the Project, and the scale, location, form, and appearance of the building, and its relationship to the historic heritage attributes of the Foundation site and neighbourhood (including the Auckland Domain), and the wider environment.

These effects are considered to be largely positive and relate to the provision of a high-quality retirement accommodation building in a location where high density residential developments are anticipated, and supported by a walkable catchment to various goods and services, and frequent public transport modes.

The key effects have been determined to relate to those associated with:

- Economic impacts.
- The landscape and visual effects of the scale, location, form, and design of the building (including amenity effects in respect of dominance, overlooking, and shading).
- The urban design effects of the built form and activity, including in relation to its interface and integration with the public realm.
- The scheduled heritage buildings / places.
- Transportation (operational and construction).
- Earthworks (including sediment and erosion control).
- Archaeological values.
- Geotechnical matters (including stability and groundwater).
- Infrastructure (stormwater, wastewater, water, contamination).
- Noise and vibration (operational and construction).
- Signage (permanent and temporary).

- Greenhouse gas emissions.
- Wind effects.

With regards to the above, the Applicant and its Project Team has had the benefit of having preliminary discussions with key staff from Auckland Council who were involved in the resource consent process for the Stage 1 and 2 developments, and have had regard to the management measures proposed (and implemented during construction) to address the effects of these other stages of the approved integrated residential development, which are similar to those anticipated for the Project.

The following technical reports have been prepared to support the following assessment:

- Economic Impact Assessment (Insight Economics).
- Urban Design and Landscape Effects Assessment (Boffa Miskell).
- Heritage Impact Assessments (Salmond Reed and Archifact).
- Transportation Assessment (Flow Transportation Specialists).
- Civil Engineering Assessment (Babbage Consultants).
- Archaeological Assessment (Clough & Associates).
- Geotechnical Assessment (Tonkin & Taylor).
- Contaminated Land Assessment (Tonkin & Taylor).
- Noise & Vibration Assessment (Styles Group).
- Pedestrian Wind Assessment (RWDI).

The Economic Impact Assessment (**Attachment 5**), Urban Design and Landscape Visual and Assessment (**Attachment 6**), and Heritage Impact Assessments (**Attachment 7** and **Attachment 8**), are appended to this application, and should be read in conjunction with the attached Bentley & Co document. The balance of the specialist reports are available upon request.

Further detail on the anticipated and known adverse effects of the Project is provided in Section 8 of the attached Bentley & Co document.

## Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

The National Policy Statements and National Environmental Standards that are relevant to this Project are the:

- National Policy Statement on Urban Development ("NPS-UD").
- National Policy Statement for Freshwater Management ("NPS-FM").
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES-CS").

The assessment of the Project in relation to the above National Policy Statements and National Environmental Standards is provided in Section 9 of the attached Bentley & Co document.

## Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

*Economic benefits during construction*

As discussed above, the Project is estimated to stimulate some \$143 million in the economy by providing jobs and significant flow-on economic benefits to the local community through the construction phase. Of the \$143 million, \$42 million is expected to be in direct benefits, and \$101 million in indirect benefits.

88% is expected to remain within the region, with the remaining 12% being spent within the wider New Zealand economy. For every dollar spent by on construction, 40% is spent on salaries to local employees and on local supplies. This will provide jobs and significant flow-on economic benefits to the local community affected by the economic impacts of COVID-19.

There will be direct benefits for construction workers and project managers, architects, engineers and health and safety consulting service providers, with future planning/design/consenting work estimated to create full-time employment for about approximately 20 people for 30 months, generating <sup>s 9(2)(b)(ii)</sup> in wages/salaries.

Site preparation (including infrastructure provision) is estimated to generate full-time work for approximately 40 people for 8-10 months (split across various stages), with <sup>s 9(2)(b)(ii)</sup> in wages/salaries. Construction of the 65 independent living retirement units and associated community facilities will provide full-time work for around 325 people for three years (split across various phases of work), with around <sup>s 9(2)(b)(ii)</sup> paid in wages and salaries.

There will also be associated financial and development contributions for Auckland Council (and its associated organisations) as part of the development.

Indirect benefits include supplies and services purchased by the Applicant's construction delivery partner, or by contractors engaged independently. These include wholesale and retail building supplies, and legal, telecommunications, administrative and accounting services.

The vast majority of the builders, contractors and materials will be locally sourced, ensuring that the benefits remain within the local economy. Other professional services, such as real estate and conveyancing services, are expected to benefit as housing is released into the market as residents release housing stock / land.

#### *Economic benefits during operation*

The Project will result in 15 FTE roles, which will include staff roles (and support) for village management, administration, property management sales, maintenance and gardening, restaurant and ancillary services, nursing, therapists, and aged care support. The wider village that Building 3 will form part of is anticipated to sustain a total of 40-50 FTE jobs on an ongoing basis (inclusive of the 15 FTE roles for the Project).

The Project operations will also generate a variety of roles for the staffing associated with the delivery of the resident amenities, providing opportunities for those in the hospitality sector – being an opportunity for people in that sector that are likely to have had their businesses affected by COVID-19.

Generus, as the operator of the retirement village, will also seek to recruit locally where possible, and will engage a range of local contract resources on an ongoing basis.

The provision of healthcare as a component of the Project contributes to efficiencies in respect of:

- Earlier identification of health problems as residents are regularly assessed.
- Reduced emergency or unnecessary call outs with assessments accessible on-site.
- Centralised location for healthcare and social welfare services (as a component of the comprehensive retirement village that the Project forms part of).
- Lower healthcare costs (hospital stays), and more efficient care with multiple people visited by healthcare professionals in the same location.

The Project would also be cost effective in relation to Council and public services, with the provision of on-site amenities reducing pressure on these services within the local community.

Furthermore, capital expenditure and maintenance costs for infrastructure (such as drains and vehicle accessways) within the application site would be borne by the operator of the retirement village. Rates would also be charged on the retirement village as a whole. This reduces both administrative and capital costs for the Council.

#### *Flow on effects*

The economic impacts of the Project will include flow-on effects that arise indirectly from the construction and operation of the retirement village, these include:

- increased business for local firms and industries supplying goods and services to the retirement village during construction and thereafter during the village operation;
- salaries earned by local residents being spent on purchasing household goods and services, boosting the regional economy;

- increased supply of housing both through the provision of new independent retirement village units and the coinciding release of what are typically large family homes / land, which are released back on the market for more efficient / intensive use;
- "new money" coming into the area as a result of the retirement village, for example residents and staff relocating from outside the area, and spending by relatives and friends of the village residents who live outside the Newmarket / Parnell area;
- increased household incomes flowing through the local community; and
- possible increased visitor benefits.

#### Project's effects on the social and cultural wellbeing of current and future generations:

The Project would have a range of positive effects on the wellbeing of multiple generations. In terms of older generations, there are the following social benefits:

- The residents and staff within a retirement village are familiar with each other and will build rapport, which provides a sense of community and security to the residents. This is a key advantage of a retirement village model of accommodation, which enables elderly residents to have a strong sense of community, rather than being potentially isolated within their individual homes.
- The Project will provide communal outdoor and indoor areas which will enable residents and their visitors to socialise in a comfortable setting, as well as providing spaces within which social events and activities can be provided to encourage residents to be active and outgoing. The buildings and facilities are also able to be utilised by outside communities and organisations, which will assist with integrating the retirement village and its residents with the wider community.
- Elderly people are more vulnerable to fraud and other forms of "elder abuse", which can often be unnoticed or unreported to the wider community. A retirement village environment provides a sense of security as retirement village units are well protected and residents have support networks within the retirement village.
- Other measures to provide a safer community are outdoor lighting, CCTV and well-illuminated pathways which are provided in accordance with of Crime Prevention Through Environmental Design standards, and integrated across the Foundation site.

For the working aged generations, there would be increased employment opportunities and a decreased burden for the family and loved ones of the residents where they would otherwise be family carers (with resulting emotional, financial and physical benefits). Local residents will also have an opportunity to stay within their local communities and remain connected with friends and family.

The development of the application site in the manner proposed provides a 24/7 residential activity, which in turn improves safety and security in the local neighbourhood streets, and adjoining open spaces, with the presence of activity, and passive surveillance.

The construction of high-density retirement village units will reduce land demand pressure and make further residential housing available as new village residents release their properties to the market, which will both increase housing stock for other household typologies and land for redevelopment and intensification. This increase in housing supply will help to relieve pressure on the housing market and will contribute towards improved housing affordability in the long term. A shortage of housing is widely considered to be one of the biggest issues nation-wide, and disproportionately affects younger people.

This Project provides an inclusive environment for older people that is designed so that people remain connected to their communities and have different living options to meet their needs as they change over time. The housing options available will also be in close proximity to Auckland Domain, support services, transport nodes, employment opportunities, shops, and social and cultural networks. Having inclusive environments ensures effective integration with the wider community by providing spaces that encourage positive socio-cultural activity. The Project recognises these spaces are critical for the wellbeing of residents and community cohesion.

The Project also strongly aligns with the Government Policy Statement on Housing and Urban Development by enabling further use for urban development in an area that is experiencing strong demand for retirement housing, but lacks supply. The Project will enable more homes to be built, which will increase supply (and therefore contribute to housing affordability), ensure housing meet the needs of our ageing constituents, support housing solutions for older people in care, and plan for our ageing population.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

The FTCA process offers a number of advantages over the standard RMA process, particularly in respect of public and limited notification being precluded under the FTCA.

Within the current operative planning framework (including the status of Proposed PC78) there is a high risk that the Project would be subject to either a limited or publicly notified process, were an application to be progressed through the standard RMA process.

Notification significantly increases delays and the likelihood of an Environment Court appeal. The RMA process would create a much longer consenting timeframe and the risk of delay from a subsequent Environment Court appeal would be avoided under the FTCA.

The Applicant does not consider the standard RMA process to be an efficient use of time and resources. The experience of the Applicant's experts is that comprehensively and carefully designed retirement villages and large-scale development proposals that go through the Environment Court process (whether by appeal or direct referral) can take at least two years to obtain consent, and will often be consented largely without modification from the proposal represented in the application.

Notwithstanding the statutory timeframes, if there were to be appeals to the Environment Court, consent may not be obtained in time for the summer period of 2024-2025. Further to this, in the experience of the Project Team, Auckland Council are currently doubling (at least) the statutory timeframes as a consequence of the lack of resource availability and continued covid related delays. The approximately 6 month timeline under the FTCA reflects a significant saving by comparison.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

It is anticipated that approximately 5 FTE staff will be employed by the Applicant over the course of the construction of the Project. A further 50 – 150 FTE construction staff per year of construction will also be employed during various stages of the works. Indirect employment will have carry on effects of around 350 – 425 FTE over the construction period.

Further details are provided in Section 10, paragraphs 303 - 310 of the attached Bentley & Co document.

Housing supply:

As the elderly population continues to increase, the continued supply of suitable aged care and retirement accommodation will need to increase.

The Project will provide for 65 apartment retirement units, being in addition to the 116 independent living units that will be accommodated within Buildings 1 and 2 for the comprehensive retirement village activity on the Foundation site. Cumulatively, this will reduce land demand pressure and make further residential housing available as new village residents move out of their properties, and these are made available for more efficient use by families.

This increase in housing supply will help to relieve pressure on the housing market (particularly critical in Auckland) and contribute towards improved housing affordability in the long term.

While the Project does not involve delivering standard housing, it will cater for an important and fast-growing demographic of older people that require age specific housing and associated amenities and services.

Contributing to well-functioning urban environments:

The Project is to be located within the undeveloped (other than temporary carparking) central portion of the Foundation site, which is zoned BMU under the Unitary Plan and is appropriate for urban development and intensification. The application site has excellent access to a range of services within a flat walkable catchment, and good access to public transport. The development opportunities are proposed to further increase under PC78 in

response to the NPS-UD, which reinforces this intended outcome, and forecasts a corresponding change to the characteristics of the current neighbourhood.

The Project, being an integrated residential development activity (retirement village), is an appropriate and anticipated use of the land (reinforced by its Permitted activity status under the Unitary Plan), and represents an efficient use of the application site in a manner that will contribute to an increase in the provision of housing capacity, intensity, variety and choice for the elderly, as well as the wider neighbourhood. Such an activity and intensity of development will also enhance and support the social and economic well-being of the community, building upon the outcomes envisaged by the consents held.

The scale of the Project, while being a change to the prevailing built characteristic, has been carefully designed in respect of its relationship with neighbours, and the interface of the application site to adjoining properties and the wider context (including the Auckland Domain and War Memorial Museum. With the exception of building height, the Project complies with all other relevant standards of the BMU zone. While of a greater scale than that currently provided for in the BMU zone, the Project will integrate with (and contribute to) the established urban neighbourhood and the future planned character, and the Stage 1 and 2 developments.

The Project will generate less daily traffic movements than the level of traffic that would otherwise be generated should a 'standard' residential apartment development be constructed on the application site, with such movements also occurring outside of the peak commuter periods. The arrangement of access, parking and servicing have been assessed as being appropriately designed and will meet the relevant standards of the Unitary Plan, and industry recognised best practice standards, with traffic outcomes that match the needs of the Project, and which can be readily sustained by the local transportation and roading environment, with access and connectivity for the full spectrum of travel modes.

#### Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The Project will contribute to improving housing infrastructure in the Parnell and Newmarket area, and through both construction and ongoing operations, will increase employment outcomes and productivity.

The Applicant will also contribute approximately s 9(2)(b)(ii) in financial and development contributions to Auckland Council (and Council controlled organisations) from the development, which will support local public growth infrastructure, public community reserves (including environmental initiatives) and employment from infrastructure and reserve projects.

#### Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

There are no open watercourse located within or proximate to the application site, and the Project will not have any adverse effects on air quality or indigenous biodiversity.

#### Minimising waste:

Generus operates eco-active retirement villages that embraces sustainable practices at their various contemporary locations across the country.

For example, Generus and its Bay of Plenty partner Mangatawa Papamoa Blocks Inc have led an extensive sustainability pilot in their Pacific Coast and Pacific Lakes Villages, achieving remarkable results and attracting nationwide interest since its commencement.

Generus was recently recognised for this and announced as a finalist in the newly founded Retirement Village Association ("RVA") Sustainability awards under the APL Best Operator Led Sustainability Initiative category.

The Generus project at Pacific Coast and Pacific Lakes Villages focused on three key aspiration areas: waste, nature and conservation. One of the main goals was to assess and adopt the best approach for waste minimisation within a retirement village setting while introducing a targeted resident educational programme. Remarkable results have been achieved with the diversion of over 90% of the waste, including all green waste and operational food waste. In addition, other waste initiatives are underway, ranging from worm farms to soft-plastic and residential green waste separation. Both of the Generus Bay of Plenty retirement villages are also part of Tauranga City Council Resource Wise programme - a programme designed to help organisations to reduce their waste to landfill.



In respect of the Foundation site, the comprehensive retirement village development (including the Project), will implement the same initiatives.

Retirement village densities have advantages over traditional lower density developments in reducing greenhouse gas emissions through the density of development (including the development of vertical accommodation). The location of the application site, which has excellent access to public transport, commercial facilities, and recreational amenities, and its integration with the approved Stage 1 and 2 developments, together with the range of amenities provided on-site, reduces the need for residents to utilise private vehicle travel, and will positively benefit staff and contractors that are engaged.

When compared to traditional residential developments, a retirement village is inherently a lower generator of vehicle movements from residents, minimising resultant emissions. Residents of Building 3 will have access to an electric vehicle car pool system, thereby further minimising vehicle emissions created by residents. The Project is also located in close proximity to a range of key amenities (recreational and commercial) that are readily accessible on foot or by mobility scooter.

Generus takes pride in the landscaping and the landscape amenity of its villages. The Project will integrate with and enhance the extensive public realm amenity and landscaping throughout the application site, which is maintained by full time onsite gardeners. That new flora will have the effect of absorbing carbon (carbon sink) from the atmosphere. In terms of the Project's day-to-day operations of its retirement villages, Generus has a number of initiatives in place to reduce carbon emissions, as set out in Paragraph.

The Project will utilise land and construction resources efficiently with the density of the development, and contribute (through the provision of retirement accommodation) to the re-use (or redevelopment) of existing housing stock, as residents move to the village.

Through the provision of extensive on-site amenities, services and recreation opportunities, communal transport for residents and provision for cycle/ mobility parking and end of trip facilities, the village will reduce the vehicle use (and the associated carbon emissions), compared with more standard residential development.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

Refer above.

Promoting the protection of historic heritage:

The Project has been informed by an understanding of the heritage values and the historic heritage places that are present within the Foundation site, and which are recognised as important 'Category A' buildings by the Unitary Plan, as well as being included on the HNZPT List. Those elements that are proposed within the heritage extent of place will not adversely impact the overall character and heritage values of the buildings and their site context.

The Project is considered to be appropriate in respect of its historic heritage setting and wider context, and will be complementary to the heritage qualities of the adjacent buildings within the Foundation site, and its wider relationship with the Domain and Museum.

The application site is not identified as containing any recorded and unrecorded archaeological deposits, however there is the potential for uncovering remnants from pre-1900 buildings that previously occupied the site and have since been removed. Accidental discovery protocols will be employed (as conditions of consent) during the earthworks to manage any discoveries.

An Authority to Modify application was lodged with HNZPT on 26 January 2023 in respect of the proposed earthworks, and is pending approval (expected early-to-mid March).

To date, the Applicant has not received any feedback from mana whenua in respect of the potential effects of the Project on the nearby scheduled historic heritage buildings. Ongoing consultation with iwi will be undertaken as part of the resource consent application.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The application site is not subject to flood hazards, or at risk of coastal inundation, and is therefore not considered to be at risk from natural hazards and the effects of climate change.

The Project will increase the social resilience of its residents in the event of a natural disaster (compared with those elderly people who otherwise may be vulnerable if living on their own) by providing assistance and care.

#### Other public benefit:

The proportion of New Zealand's population over 75 is anticipated to grow rapidly over the coming decades, thereby creating additional demand for suitable housing and a greater need for age-specific services.

Traditionally, the Government has subsidised a large portion of the aged care sector cost and with the increasing population this results in a fiscal burden. The Project would be part of an alternative solution to reduce this fiscal burden by meeting the needs of older people.

#### Whether there is potential for the project to have significant adverse environmental effects:

As set out above, adverse effects will be appropriately avoided, remedied or mitigated through both the design of the village and its integration with the approved development and the Foundation site generally, and through conditions of consent. There is no potential for the Project to have significant adverse environmental effects.

## Part X: Climate change and natural hazards

#### Description of whether and how the project would be affected by climate change and natural hazards:

The Project will not be impacted by climate change or natural hazards.

The Auckland Council GIS does not indicate the presence of any flooding risk on the application site. Due to the location of the site and its elevation, it is not at risk of sea level rise.

The Geotechnical Assessment confirms that the application site is suitable to accommodate the Project, with no natural hazards posing risk to the development.

## Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
Auckland Council	The Applicant has a good environmental record of compliance across its projects with local councils and has not been the subject of any environmental prosecution. The Applicant has not had any compliance or enforcement actions taken against it by a local authority or the EPA in the last five years.

## Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Amelia Alden

21/02/2023

**Signature of person or entity making the request**

**Date**

## Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

## Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.