



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: Karori Comprehensive Care Retirement Village
Application number: PJ-0000506
Date received: 10/08/2020

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

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

Applications must be submitted to the Minister via email: fasttrackconsenting@mfe.govt.nz

Part I: Applicant

Applicant details

Person or entity making the request: Ryman Healthcare

Contact person: s 9(2)(a)

Job title: Chief Development Officer

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address: PO BOX 771 Christchurch 8140

Address for service (if different from above)

Organisation:

Contact person:

Job title:

Phone:

Email:

Email address for service:

Postal address:

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:

26 Donald Street, Karori, Wellington, 6012, New Zealand

37 Campbell Street, Karori, Wellington

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

Legal description(s):

Section 1 Survey Office Plan 28414 and Section 2 Survey Office Plan 515832 and is held in Records of Titles 790147 and 812554.

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

Registered legal land owner(s):

Ryman Healthcare Limited via a holding company (Healthcare Shelf Company No. 28 Limited).

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:

Owner

Part III: Project details

Description

Project name: Karori Comprehensive Care Retirement Village

Project description: The Karori village will offer a range of on-site amenities to improve resident's quality of life, 128 care beds including hospital and specialist dementia care, and 180 independent apartments. The village will also include onsite stormwater infrastructure. Once completed, the village will be home to approximately 350 residents at

any one time. During construction, the Karori village will employ 300+ construction staff and use local trades, suppliers and contractors for a duration of 36-48 months.

Once fully operational, the village will employ 150+ staff in full and part time roles. Ryman Healthcare is a resident focused and trusted operator of comprehensive care retirement villages throughout NZ. Ryman villages offer a range of care options, from assisted living suites to rest home, hospital and dementia care. For those who choose independent living (apartments or townhouses), it's reassuring to know that care services are there should they ever need them. Villages are purpose built to meet resident needs and offer a proven safe haven environment. Ryman currently has a large construction portfolio, and is seeking Government assistance with three proposed villages currently at the resource consenting stage.

The three proposed villages will result in: (a) s 9(2)(b)(ii) in direct investment (including construction costs). (b) Over 1,000 construction staff employed, using local contractors and trades - many are small to medium sized businesses. (c) Approximately 450 ongoing jobs created to operate the villages, requiring a range of skillsets. (d) 425 care rooms providing rest home, hospital and dementia level care – taking pressure off public hospitals which would otherwise need to provide this care. Ongoing spend of up to s 9(2)(b)(ii) p.a. by the three completed villages (based on current averages) – including wages for staff and sourcing of local supplies for village operations such as food.

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.

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

This project will not be staged from a consenting perspective. However, pre-construction demolition works have commenced in anticipation of immediate commencement of construction works once consents have been obtained.

Consents / approvals required

Relevant local authorities: Wellington City Council, Greater Wellington Regional Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Discharge 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
Section 1 Survey Office Plan 28414 and Section 2 Survey Office Plan 515832	Wellington District Plan	Outer Residential Area in the District Plan and the Karori Education Campus Precinct	There are no other overlays / annotations applying to the site in the District Plan. However, the site is identified as being subject to flood hazards and overland flow paths. An area of the site located near the site entrance on Donald Street is identified on the Selected Land Use Register ("SLUR"). This piece of land is classified as	The District Plan does not list the buildings on the site as heritage buildings or identify the Site as a heritage area. However, it is noted that on 18 July 2018 the site and associated buildings were listed with Heritage New Zealand Pouhere Taonga ("HNZPT") as a Historic Place Category 1 site (Entry Name: Wellington

			Category 1 on the SLUR, meaning that hazardous activities have historically taken place there	Teachers' Training College (Former))
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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
Wellington District Plan	Rule 5.3.1	Residential activity not meeting the standards for Vehicle Parking (Standard 5.6.1.3) and Site Access (Standard 5.6.1.4)	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Wellington District Plan	Rules 5.3.7 and 5.3.4	Construction of residential buildings that result in multi-unit developments and not meeting the standards for Ground Level Open Space (5.6.2.3), Site Coverage (5.6.2.4), Maximum Height (5.6.2.5), Building Recession Planes (5.6.2.8) and Alterations and Additions to Buildings with an Existing Non Compliance (5.6.2.9)	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Wellington District Plan	Rule 5.3.11	The 2 x Entrance signs of the Proposed Village have a signage area of more than 0.5 m ² and less than 1.5 m ²	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori

Wellington District Plan	Rule 30.2.1	Not complying with the permitted activity standards for earthworks in Rule 30.1.1 (which limit works to an area of 250m ²)	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Wellington District Plan	Rule 32.2.1	The remediation, use and development of any contaminated land, or potentially contaminated land	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Greater Wellington Regional Freshwater Plan	Rule 15	The construction of a bore	Discretionary Activity	On the site i.e. 26 Donald Street and 37 Campbell Street, Karori
Greater Wellington Regional Freshwater Plan	Rule 16	The taking or use of fresh water for the purposes of dewatering excavations throughout the site does not meet the permitted activity standards of Rule 7 as there will be more than one abstraction point within the Site.	Discretionary Activity	On the site i.e. 26 Donald Street and 37 Campbell Street, Karori
Greater Wellington Proposed Natural Resources Plan	Rule 52A	The discharge of stormwater from a new development into water, or onto or into land where it may enter a surface water body, including through an existing local authority stormwater network, where earthworks associated with the development exceed 3,000 m ² in a 12 month period	Restricted Discretionary Activity	On the Site i.e. 26 Donald Street and 37 Campbell Street, Karori
Greater Wellington Proposed Natural Resources Plan	Rule 101	The use of land for earthworks and the associated discharge of sediment into water or onto land	Discretionary Activity	On the site i.e. 26 Donald Street and 37 Campbell Street, Karori

Greater Wellington Proposed Natural Resources Plan	Rule 140B	Take of groundwater and the associated diversions and discharge of water for the purposed of dewatering excavations	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Greater Wellington Proposed Natural Resources Plan	Rule 142	Abstraction of groundwater for amenity irrigation purposes	Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Greater Wellington Proposed Natural Resources Plan	Rule 147	Use of land and the associated diversion and discharge of water or contaminants for the drilling and construction of a bore	Controlled Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Wellington District Plan	Rule 5.3.4	Restricted discretionary activity not complying with standards on Total Site Coverage not exceeding 42% (5.3.4.15) and the Maximum Building Height (8 m) not exceeded by more than 20% (5.3.4.16);	Non-complying Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
Wellington District Plan	Rule 5.3.10A	The construction of buildings and structures within the Karori Education Campus that are not permitted activities	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	Regulation 10	Based on the SLUR identification, and potential contamination on the site, the disturbance of soil and change of land use from educational to residential	Restricted Discretionary Activity	The site i.e. 26 Donald Street and 37 Campbell Street, Karori

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.

Resource consent applications lodged with WCC and GWRC in March 2020.

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

N/A

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:

N/A

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.

Ryman Healthcare have the funds and resources available to commence construction promptly upon receipt of relevant consents. Our inhouse documentation team is well equipped to prepare plans for building consent which means building consent could be applied for immediately after receipt of resource consent. Having our own construction arm provides us with the ability and resources to start onsite as soon as the necessary consents are issued.

This includes early site works which can commence as soon as resource consent is granted. We have the ability and resources to ramp up construction easily and quickly.

Released under the provision of the Official Information Act 1982

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Minister of Finance - Grant Robertson

Local authorities

Detail all consultation undertaken with relevant local authorities:

Wellington Water Wellington City Council, including: - Wellington Mayor - Andy Foster - Councillor - Diane Calvert - Councillor - Simon Woolf Greater Wellington Regional Council

Other persons/parties

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

Public consultation on site. Consultation with individual neighbouring residents. Heritage New Zealand

Detail all consultation undertaken with the above persons or parties:

Public drop in days. One on one consultation with neighbours. One on one consultation with Heritage New Zealand

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kahui 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
No details	

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
No details	

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.

N/A

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.

N/A

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.

N/A

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.

No significant adverse effects have been identified.

The actual and potential effects of the Proposed Village relate to:

Construction effects: managed through implementation of good practice construction management.

Geotechnical: no more than minor effects identified. No significant adverse effects have been identified.

The actual and potential effects of the Proposed Village relate to:

Construction effects: managed through implementation of good practice construction management.

Geotechnical: no more than minor effects identified.

Heritage: retention and reuse of heritage buildings, and complementary design of new buildings.

Arboriculture: trees retained where practicable, and significant new landscaping will be provided.

Urban design: visual character consistent with residential surrounds. Visual dominance, privacy and shading effects on neighbours minimised.

Landscape/visual: proposal reinforces the distinctive character of the site, and is residential in character. Visual effects will be very low adverse to positive for different viewing audiences.

Operational noise: less than minor.

Traffic and parking: minimal impacts on the surrounding road network, safe site access and adequate on-site parking.

Groundwater: no adverse groundwater drawdown effects from excavations.

Bore: sufficient groundwater available, negligible effects on surface waterbodies, negligible effects on groundwater quality, negligible potential for seawater intrusion, and no settlement effects.

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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:

National Policy Statement on Urban Development Capacity 2016 (NPSUDC) / National Policy Statement on Urban Development 2020 (NPSUD)

The NPSUDC came into effect on 1 December 2016. The key objectives of the NPSUDC seek:

- Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing;
- Urban environments provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses; and
- Urban environments that, over time, develop and change in response to the changing needs of people and communities.

The NPSUD will replace the NPSUDC from 20 August 2020, and is therefore included for completeness. The key objectives of the NPSUD seek:

- Well-functioning urban environments that enable all people and communities to provide for their social, economic, cultural and environmental wellbeing, and for their health and safety, now and into the future. Well-functioning urban environments have or enable (among other things) a variety of homes that meet the needs of different households; and
- Urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.

The Proposed Village will enable people and communities to provide for their wellbeing through the establishment of additional accommodation options for the elderly within an existing community environment. It will provide diversity with regard to housing options in the community to better meet the needs of a vulnerable sector of the community. It will also release existing housing stock to help meet housing demand (through residents selling their homes to the market).

Overall, the Proposed Village is consistent with, and will help to achieve, the objectives of the NPSUDC and NPSUD.

National Policy Statement for Freshwater Management 2014 / National Policy Statement for Freshwater Management 2020 (NPSFM)

The NPSFM 2014 recognises Te Mana o te Wai, being the integrated and holistic wellbeing of a freshwater body, and incorporating tangata whenua and community values in relation to each water body. The objectives and policies seek to improve integrated management of fresh water and the use and development of land in whole catchments. The objectives and policies also seek to maintain or improve the overall quality of freshwater, and avoid or phase-out over-allocation of freshwater. Within those limits, communities are enabled to provide for their economic wellbeing. The NPSFM 2020 comes into force on 3 September 2020.

The objective of the NPSFM 2020 is to ensure that natural and physical resources are managed in a way that prioritises the health and wellbeing of water bodies and freshwater ecosystems, and then the health needs of people, and then

social, economic, and cultural wellbeing of people and communities. The policies of the new NPSFM 2020 cover much the same themes as the NPSFM 2014. The actual and potential effects of the Proposed Village on surface and ground water quantity and quality have been assessed, and will be avoided, remedied or mitigated to ensure any adverse effects are minimal. The Proposed Village does not adversely impact any outstanding freshwater bodies, rivers or wetlands. Overall, the Proposed Village is consistent with the objectives and policies of the NPSFM 2014 and 2020.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES Soil)

The NES Soil applies to the disturbance of soil and the changing of land uses on land that is potentially contaminated. A ground contaminated investigation concluded that hazardous activities have occurred on the site in the past and resource consent is required under Regulation 10 of the NES Soil. The potential human health impacts of the Proposed Village have been assessed and will be appropriately managed through a Site Management Plan.

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:

During construction, the Karori village will employ 300+ construction staff and use local trades, suppliers and contractors for a duration of 36-48 months.

Once fully operational, the village will employ 150+ staff in full and part time roles. Ryman Construction is the contracting arm of our company. It is one of New Zealand's leading residential builders and while under construction, the Karori village will employ 300+ construction staff in the following roles (amongst others): • Project management • Site management • Foremen • Quantity surveying • Estimating • Quality assurance • Health and safety • Construction administration • Traffic control • Machine operators • Carpentry • Labourer • Site café

Our village staff are essential to ensuring we deliver a great resident experience and maintain a village environment that is somewhere that residents are proud to live. Once a village is operational, we employ approximately 150 people in the following roles (amongst others): • Village management • Nurses • Care givers • Housekeeping • Laundry • Kitchen staff including chefs • Gardening • Maintenance • Activities coordinators • Administration • Hospitality • Drivers

Each village employs both full and part time staff across the various roles listed above to cover a 24 hour roster. On average, our villages have the following operating expenses which contribute approximately [s 9\(2\)\(b\)\(ii\)](#) per annum per village (which varies due to the village size): - Employee costs (wages/salaries, ACC levies, recruitment) - Property costs - Infrastructure (rates, power, lifts, rubbish, security, etc) - Purchasing (uniforms, cleaning, medical products and pharmacy, food and provisions, etc) - Administration costs (such as rental income/expenses, insurance, IT, travel and professional fees)

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

The Karori village will offer a range of on-site amenities to improve resident’s quality of life, 128 care beds including hospital and specialist dementia care, and 180 independent apartments. The village will also include onsite stormwater infrastructure. Once completed, the village will be home to approximately 350 residents at any one time.

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

Resource consent applications for the Proposed Village were lodged with the consent authorities in late March 2020. The consent authorities have not yet made their notification decisions. This application will be notified if it continues to be processed under RMA processes. Recent Ryman villages that were notified and required a hearing took approximately 12-18 months to proceed from the lodgement of the application to the granting of consent. In comparison, under the Act, a decision must be issued within 45 working days (or 70 working days if the scale or nature of the project requires).

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:

During construction, the Karori village will employ 300+ construction staff and use local trades, suppliers and contractors for a duration of 36-48 months. Once fully operational, the village will employ 150+ staff in full and part time roles.

Housing supply:

The Karori village will consist of 180 independent apartments, 68 assisted living suites and 60 care beds. In turn - this will help relieve the housing shortage within Karori and the neighbouring suburbs. Providing 68 assisted living suites and 60 care beds will help take the pressure off the local hospital system.

Contributing to well-functioning urban environments:

A well-functioning urban environment provides a variety of homes that meet the needs, in terms of type, price and location, of different households. The Proposed Village will provide diversity within the housing stocks in this community to meet the needs of a vulnerable sector of the community. Another key feature of a well-functioning urban environment is accessibility between housing, jobs, community services, etc. The Proposed Village is well-located with respect to community services that residents will use, and easily accessed by staff using public transport. The Proposed Village will also provide a high-level of amenity as a result of its comprehensive design and landscaping, which will contribute to a well-functioning urban environment.

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

During construction, the Karori village will employ 300+ construction staff and use local trades, suppliers and contractors for a duration of 36-48 months. Once fully operational, the village will employ 150+ staff in full and part time roles.

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

N/A

Minimising waste:

Ryman Healthcare make a conscious effort to minimize waste. Separation of Rubbish, Greenwaste and Recyclables.

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):

Ryman Healthcare are investigating the introduction of larger fleets of EV pool cars to all proposed and existing villages.

Promoting the protection of historic heritage:

Based on the advice of engineering experts, Ryman intends to retain three buildings, including the Allen Ward VC Hall, the Tennant Block and the Oldershaw musical Octagon, within the new retirement village. These buildings can be safely upgraded without materially compromising heritage values. This means the public view of the buildings from Donald Street will be largely unchanged. However, the experts concluded that the other Teachers College buildings cannot practically and safely be upgraded for future residents and staff. Any attempt to retrofit the buildings would have put construction workers at unacceptable risk. These buildings have been demolished. Ryman acknowledges the historic values that the campus holds and so has also been working with heritage specialist DPA Architects to formulate designs for the new village which will retain strong connections with the past. Ryman also considers it is a nice quirk of history that the site built for the education of baby boomers in the 1960s was now being converted into a different use for them in the next phase of this site's history.

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

N/A

Other public benefit:

Many of New Zealand's older residents are living in unsuitable accommodation.

Accommodation may be unsuitable due to physical constraints such as a large house that is expensive, difficult to maintain and heat properly and/or has barriers to mobility such as stairs, or having to travel too far to reach amenities and health services. Mental wellbeing issues are also growing, including isolation, loneliness, and related depression due to many older people living alone, separated from family and friends due to their increasing mobility restrictions. Older people need to have access to a range of options for appropriate housing. The Proposed Village will provide appropriate accommodation and care for one of the most vulnerable sectors of our community. It will allow older people to continue living in their established community, while down-sizing to a more manageable property (i.e. without stairs or large gardens). Residents will also have easy access to care and other support services. Retirement village living also provides security, companionship and peace of mind for residents. These benefits are very important in a time where the elderly are experiencing high rates of loneliness. The Proposed Village will provide on-site healthcare for residents. Hospitals are under increasing pressure to free up inpatient beds for acute or urgent care, and hospice capacity is increasingly constrained. The Proposed Village will provide residential care facilities that help reduce 'bed blocking' in hospitals and ease the strain on hospices.

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

No - see Part VII

Part X: Climate change and natural hazards

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

The assessment of environmental effects has taken into account the potential effects of climate change where relevant (eg flooding effects). The assessment of environmental effects has considered actual and potential natural hazard effects and concludes that the proposed village is not expected to give rise to adverse effects on seismic liquefaction, land stability, ground deformation or settlement.

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
Wellington City Council	Ryman Healthcare Limited has not had any compliance / enforcement actions against them
Greater Wellington Regional Council	Ryman Healthcare Limited has not had any compliance / enforcement actions against them

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 may be released if requested under the OIA.

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.

s 9(2)(a)

Signature of person or entity making the request

10/08/2020

Date

Important notes:

- 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.

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.

Released under the Provision of
the Official Information Act 1982