

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Request for Further Information

Karori Comprehensive Care Retirement Village

1. Further detail on the creation of new local jobs and whether the project has the potential to support local tradespeople, suppliers and other contractors who have been economically impacted by COVID-19.

Ryman Healthcare has an in-house construction team. This provides the ability and resources to start onsite as soon as the necessary consents are granted. At the peak of construction Ryman will employ in excess of 400 construction workers over a variety of professions and trades. A typical village construction duration will be approximately 36-48 months. The figures shown in the William Sanders & Linda Jones examples below provide further detail.

Ryman utilise an 'expression of interest' opportunity inviting local contractors and suppliers to discuss the future project and the opportunities available during the project but also potential ongoing maintenance and supply contracts.

Ryman carry out an open-tender approach following commencement of the project. This will involve existing contractors who have partnered Ryman but also provides an opportunity for local contractors and suppliers who may be interested.

The tables provided below is a breakdown of roles employed at two Ryman villages currently under construction over a period of 1 month.

William Sanders - Auckland

Position	Ryman Employee:	Contractor Employee:
Administrator	3	5
Alarm Installer		1
Applicator		1
Apprentice	2	8
Bricklayer / Blocklayer		10
Butinol Applicator		1
Cable Installer		2
Cafe Assistant		1
Carpenter	3	144
Carpet & Vinyl Layer		7
Ceiling Fixer		3
Cleaner		5
Concrete Cutter		3
Consultant		1
Coordinator	3	1
Coving Installer		5
Crane	1	10
Director		4
Drain Layer		1
Drainlayer		2

Driller		1
Electrician		22
Engineer		1
Fabricator		3
Fitter		3
Foreman	12	6
Gateman	1	2
Geotechnical Engineer		1
GIB Fixer and Stopper		22
Hammerhand	1	16
Head Labourer	1	1
Health & Safety	2	5
HVAC Engineer		2
Inspector		11
Kitchen Installer		2
Labourer		75
Leading Hand	1	4
Lift Installer		6
Manager	1	11
Managing Director		2
Mechanic		1
Operator	1	8
Painter		17
Pipe Fitter		2
Plasterer		10
Plumber		10
Pumping Operator		3
Regional Manager	1	
Rigger		4
Sales Representative		2
Scaffolder		38
Security Guard		8
Site Foreman		1
Site Manager	4	2
Site Traffic Management Supervisor (STMS)		1
Sprayer		1
Sprinkler Installer		12
Steel Fixer		7
Storeman		1
Structural Engineer		2
Supervisor		7
Surveyor		2
Technician		9
Telehandler		1
Tiler		21
Trade Assistant		1

Traffic Controller (TC)		3
Trainer	1	
Waterproofer		4
Welder		6
Total of Employees:	38	595

Linda Jones - Hamilton

Position	Ryman Employee:	Contractor Employee:
Administrator	3	
Air Conditioning Engineer		5
Alarm Installer		1
Applicator		2
Apprentice	11	7
Assessor		1
Bricklayer / Blocklayer		34
Building Inspector		1
Cable Installer		3
Cafe Assistant		2
Carpenter		38
Ceiling Fixer		5
Cleaner		7
Concrete Worker		6
Consultant		2
Crane	1	5
Curtain Installer		1
Design Manager	1	
Director		1
Drain Layer		2
Electrician		10
Engineer		1
Fibre Optics Technician		1
Fire Technician		1
Foreman	4	4
Gateman		1
GIB Fixer and Stopper		27
Glass Technician		1
Glazier		3
Hammerhand		17
Health & Safety Inspector	1	3
Inspector		4
Insulation Installer		8
Irrigation Specialist		2
Kitchen Installer		1
Labourer		80

Landscapeer		5
Leading Hand	2	5
Lift Installer		2
Machine Operator	1	3
Manager	2	19
Mechanic		1
Operator		3
Painter		8
Plasterer		28
Plumber		16
Quantity Surveyor (Junior QS)	1	
Rigger		2
Rofer		3
Sales		4
Scaffolder		14
Security Guard		4
Service Technician		1
Site Foreman	1	1
Site Manager		2
Site Traffic Management Supervisor (STMS)		1
Sprinkler Installer		6
Structural Engineer		1
Supervisor		8
Surveyor		3
Technician		17
Telehandler		1
Tiler		3
Traffic Controller (TC)		5
Trainer		1
Waterproofeer		4
Waterproofing Applicator		1
Window Cleaner		2
Total of Employees:	28	461

The table below is a breakdown of roles employed at two operational Ryman villages.

	Bert Sutcliffe	Logan Campbell
Ryman Employees		
Caregiver	84	70
Housekeeping	23	18
Kitchen	17	12
Registered Nurse	16	13
Activities	9	8
Laundry	7	7
Maintenance/Gardening	6	5
Other Care	6	2
Village Admin	5	5
Unit Coordinator	4	5
Chef	3	3
Receptionist	3	5
Sales Advisor	2	1
Clinical Manager	1	1
Village Manager	1	1
Total	187	156

The table only shows the employees that are directly employed by Ryman Healthcare. Additional to these jobs, Ryman engage a number of local contractors to carry out a variety of work within the villages.

Attached is a spreadsheet giving an insight into the monthly costings and expenditure of an operational Ryman Retirement Village and how this supports the surrounding community economy.

2. Potential impacts of the project on cultural wellbeing and options for appropriately managing any adverse cultural impacts.

- Ryman has held three open days which were well attended by members of the local and wider community. No cultural effects were identified through these open days.
- The proposal involves retention and reuse of heritage buildings, and complementary design of new buildings.
- The Loddell Gardens will be retained to the extent construction allows, and replacement planting will be provided to mitigate the loss of established vegetation.
- There are no identified sites of cultural significance on the Site.
- There are no watercourses on the Site. Appropriate stormwater treatment is proposed.
- The proposed landscaping will integrate native and exotic species to enhance the biodiversity throughout the Site.

3. Confirmation that Heritage New Zealand Pouhere Taonga authorities have been obtained, are proposed to be obtained or are not required.

Heritage authority is not required for this site. Ryman met with Heritage NZ to discuss the proposal during the design process on four occasions.

4. Further details on the surrounding neighbours that were consulted with, and the feedback received.

Community information days were held on three occasions through the design process; May 2018, February 2019, November 2019. In the early stages of the design a meeting was held
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with Scapa Terrace households, of which approx. 12 households attended to learn about Ryman and the proposal. Direct neighbours were also offered a one on one meeting, of which 18 properties accepted the invitation and were met with to discuss the proposal and any concerns. Ryman have also met with the neighbouring primary school, three kindergartens and the public pool on a few occasions.

The feedback overall has been positive, main concerns from direct neighbours were around construction effects and timeframes, potential shading effects and traffic generation.

5. Copies of land titles.

See attachment – 5. *Karori CT*

Kohimarama Comprehensive Care Retirement Village

6. Further detail on the creation of new local jobs and whether the project has the potential to support local tradespeople, suppliers and other contractors who have been economically impacted by COVID-19.

Refer to question 1 response.

7. Consideration of potential effects on cultural wellbeing, resulting from the proposal.

The site is owned by Ngāti Whātua Ōrākei, and Ryman consulted with Ngāti Whātua Ōrākei during the preparation of the application. The key matters of interest identified by Ngāti Whātua Ōrākei these discussions were water, terrestrial biodiversity and waste management. The proposal will have positive effects on, or will appropriately manage, these matters as follows:

- a. The proposal involves the realignment and restoration of an intermittent watercourse, including riparian planting.
- b. The proposal involves the retention of mature pohutukawa along Kohimarama Road and restoration/enhancement of the vegetation in the south western corner of the Site.
- c. Ryman's construction team will oversee construction of the Proposed Village and are experienced and employ robust processes in minimising the transportation of excess fill from a site, reducing waste on construction sites, and efficient procurement.

8. Further details on the feedback received, following consultation already undertaken with Auckland Council Healthy Waters, Selwyn College and Ngāti Whātua Ōrākei Trust Board.

Affected party sign off has been obtained from both the Selwyn College and Ngati Whatua Orakei Trust Board following meetings to discuss our proposal. Ryman have also met with Healthy Waters, including an onsite meeting.

See attachment for approved affected parties' forms – 8. *Kohimarama*

9. Copies of land titles.

See attachment – 9. *Kohimarama CT*

Park Terrace, Christchurch Comprehensive Care Retirement Village

10. Further detail on the creation of new local jobs and whether the project has the potential to support local tradespeople, suppliers and other contractors who have been economically impacted by COVID-19.

Refer to question 1 response.

11. Consideration of potential impacts of the project on cultural wellbeing and options for appropriately managing any adverse cultural impacts.

- Ryman has held two open days which were well attended by members of the local and wider community. No cultural effects were identified through these open days.
- The proposal involves the retention, earthquake strengthening, and restoration of the Bishop's Chapel heritage feature.
- There are no identified sites of cultural significance on the Site.
- There are no watercourses on the Site, and no existing indigenous biodiversity. Appropriate stormwater treatment is proposed.
- The proposed landscaping will integrate native and exotic species to enhance the biodiversity throughout the Site.
- See attachment – 11. *Archaeological Authority*

12. Further detail on the number and the type of retirement housing proposed on each of the Park Terrace, Christchurch project sites.

- Bishopspark Site
 - 85 Independent Apartments
 - 54 Assisted Living Suites
 - 70 Care Beds (15 Rest home, 20 Hospital, 35 Dementia)
- Peterborough Site
 - 80 Independent Apartments

13. Further details on the surrounding neighbours that were consulted with, and the feedback received.

Community information days were held in July 2020 – these were attended by approx. 15 neighbouring properties over the two days. Direct neighbours were also offered a one on one meeting to discuss the proposal. Of those, approx. Four households have met with Ryman and a further 5 households over the phone. The general concerns are around traffic generation and access to the site, construction effects and timeframes and potential shading.

See attachment for approved affected parties' form – 13. *Park Tce*