

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: Lincoln Retirement Village
Application number: PJ-0000879
Date received: 28/02/2023

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

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: Arvida Group Limited

Contact person: Ben MacGibbon

Job title: Development Manager, Arvida Group Limited

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Postal address:

P0 Box 90217, Victoria Street West, Auckland 1142

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:

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

1506 Springs Road, Lincoln, Canterbury, 7674, New Zealand

The Site is some 11.4ha in area and is located south-west of the Lincoln town centre. Adjoining the northern and western site boundaries is the Verdeco residential subdivision. Stormwater management swales for Verdeco are located along these boundaries. The southern boundary and the eastern side of Springs Road contain rural land which is the subject of Private Plan Change 69 to the Operative Selwyn District Plan approving approximately 190 hectares of land to be rezoned from rural to residential. A contextual site location aerial is included as Appendix One.

Legal description(s):

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

Lot 6004 DP 558331 (Title 989503). The Record of Title is included as **Appendix Two**. The interests on the title include an electricity easement, a mortgage, and a consent notice. The electricity easement in gross in favour of the Council is registered over a relatively small area at the northern boundary of Lot 6004 DP 558331. The easement restricts buildings and works within the area and may not be surrendered without authority of the Council. A review of the above interests confirms that they would affect the applicant's ability to develop the Project.

Registered legal land owner(s):

Lincoln Land 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:

Arvida Group is the ultimate holding company of Lincoln Land Limited and has sole ownership of the land that is the subject of this application. Subsequently, there will be no effects on the applicant's ability to undertake the work required for the Project.

Part III: Project details

Description

Project name: Lincoln Retirement Village

Project summary:

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

Construction and operation of a new retirement village at 1506 Springs Road, Lincoln consisting of circa 200 villas, a care home (circa 60 suites), clubhouse and pavilion.

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.

Arvida Group Limited proposes to design, construct and operate a new retirement village on the site, comprising:

- Circa 200 villas – individual single storey residential dwellings in a range of sizes (one to three bedrooms) and configurations.
- Care home – two-storey building with circa 60 suites offering a range of care options, including dementia care.
- Clubhouse – a community hub with shared amenities and activities for all residents.
- Pavilion – a small, resident run, multi-use hall facility for communal and private events.
- Resident's Shed – a small workshop/store for resident run craft and garden activities.
- Maintenance Shed – store for maintenance vehicles and equipment.

A Master Plan and preliminary development plans are attached as **Appendix Three**. Detailed design of the Project has yet to be undertaken which may result in some changes to the composition of the villas and site layout, although bulk and location parameters will remain the same. The buildings will be constructed to the following parameters:

- A maximum height of 6.7m for the villas
- A maximum height of 10.7m for the care home building
- A maximum height of 7.9m for the resident's clubhouse
- A maximum height of 9.2m for the pavilion
- A maximum height of 5.7m for the resident's shed
- A maximum height of 4.7m for the maintenance shed
- Site coverage of 45.25% (includes buildings, roads and formed accessways)
- A 5m building setback from Springs Road
- A 50m building setback from the northern internal boundary
- A 3m building setback from the western and southern internal boundaries

The buildings will be set within a landscaped setting, including amenity gardens, outdoor fitness areas, stormwater treatment areas, bowling greens and pedestrian pathways.

Two vehicle accesses are proposed to the site from Springs Road. The northern-most access will be the primary access, connecting to a visitor car parking area (approximately 103 spaces). A secondary access will be provided approximately 100m to the south of the main access.

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

The development will be carried out in seven stages with each stage consisting of approximately 28 villas as follows:

- Stage 1 villas complete - Q2 2025
- Stage 2 villas complete - Q1 2026
- Stage 3 villas & clubhouse complete - Q4 2026
- Stage 4 villas complete - Q4 2027
- Stage 5 villas & care facility complete - Q1 2029
- Stage 6 villas complete - Q4 2029
- Stage 7 villas complete - Q4 2030

Consents / approvals required

Relevant local authorities: Environment Canterbury, Selwyn District 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
Lot 6004 DP 558331	Operative Selwyn District Plan	Business 2B Zone and Living 3 (note that this is a District Plan mapping error as the legal parcel does not align completely with zoning boundary such that a very small area in the south-west of the site is zoned Living 3.)	<ul style="list-style-type: none"> Lincoln Outline Development Plan Area 5. 	None
Lot 6004 DP 558331	Proposed Selwyn District Plan	General Industrial Zone	<ul style="list-style-type: none"> Lincoln Industrial Precinct 7 Development Area: DEV - LI7; Plains Flood Management Overlay. 	None
Lot 6004 DP 558331	Canterbury Land and Water Regional Plan	N/A	<ul style="list-style-type: none"> Semi-confined/unconfined aquifer; Selwyn-Waimakariri Combined 	None

Legal description(s)	Relevant plan	Zone	Overlays	Other features
			Surface and Groundwater Allocation Zone; <ul style="list-style-type: none"> L-2 River Surface Water Catchment 	

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
Operative Selwyn District Plan	13.1.2.1	Retirement villages are not provided for as a permitted activity in the Business 2B Zone	Discretionary activity	Whole Site
Operative Selwyn District Plan	14.1.1.5	Earthworks will exceed the maximum permitted volume of 5000m ³ per project.	Discretionary activity	Whole Site
Operative Selwyn District Plan	17.3.6	The retirement village will generate more than 250 vehicle movements per day.	Restricted discretionary activity	Whole Site
Operative Selwyn District Plan	19.1.1.6	The entry signs to the retirement village may exceed 3m ² .	Discretionary activity	Whole Site
Operative Selwyn District Plan	22.1.1.1	Dwellings will be constructed on a contaminated site.	Restricted discretionary activity	Whole Site
Canterbury Land and Water Regional Plan	5.93A - Reticulated stormwater system	As the site is potentially contaminated and on the LLUR, Selwyn District Council is unable to provide permission for built phase stormwater discharge under their global stormwater consent.	Discretionary activity	Whole site
Canterbury Land and Water Regional Plan	5.94A - Construction phase stormwater	The area of disturbed land will be greater than two hectares and the discharge will be from a site which is potentially contaminated.	Restricted discretionary activity	Whole site

Canterbury Land and Water Regional Plan	5.99 - Other minor contaminant discharges	Where flocculants are used to treat stormwater or dewatering water, these result in the discharge of a hazardous substance.	Discretionary activity	Whole site
Canterbury Land and Water Regional Plan	5.119 - Site dewatering	The taking of groundwater for the purpose of dewatering for carrying out excavations is not permitted on a potentially contaminated site.	Restricted discretionary activity	Whole site
Canterbury Land and Water Regional Plan	5.175 - Earthworks over Aquifers	The volume of material excavated will be greater than 100m ³ and within 1m of groundwater.	Restricted discretionary activity	Whole site
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health		The Site is identified on Environment Canterbury's Listed Land Use Register as having previously contained Hazardous Activities and Industries List (HAIL) activities, this being horticultural use and landfill activities.	Controlled or restricted discretionary activity, depending on the Detailed Site Investigation results which has yet to be completed.	Whole Site

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 resource consent applications have been made for the Project to date. As detailed in the Planning Report attached as **Appendix Four**, the Site is subject to an ongoing planning process via the Proposed Selwyn District Plan (notified in late 2020) and Variation 1 to the Proposed District Plan (notified in August 2022), which seeks to rezone the Site from industrial to residential.

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

No resource consents / designations are required for the Project by anyone 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 Site was not associated with human activity prior to 1900. Therefore, an archaeological authority is unlikely to be required under the Heritage New Zealand Pouhere Taonga Act 2014. Notwithstanding, the applicant has engaged Underground Overground Archaeology, heritage and archaeological consultants, to confirm this to be the case. In the event an archaeological authority is required, the applicant this has been incorporated into the consenting and construction timeframes.

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.

The applicant intends to commence development of the first phase of construction comprising of bulk earthworks and site preparation in the first quarter of 2024 should the Project be approved through the fast-track consenting process.

Based on the roll out of similar retirement villages delivered by Arvida Group Limited to date, the forecast development timeline for the Project is as follows:

- Stage 1 villas complete (approx. 27 villas per stage) - Q2 2025
- Stage 2 villas complete - Q1 2026
- Stage 3 villas & clubhouse complete - Q4 2026
- Stage 4 villas complete - Q4 2027
- Stage 5 villas & care facility complete - Q1 2029
- Stage 6 villas complete - Q4 2029
- Stage 7 villas complete - Q4 2030

Since 2014, the applicant has delivered multiple large retirement villages in the Canterbury region which has established strong relationships with Canterbury based consultants, suppliers, and contractors to enable the timely procurement of design, consenting and construction services.

Arvida does not require presales to commit to construction activities. Arvida is a publicly listed company on the New Zealand Stock Exchange with a strong balance sheet and track record in development delivery. Arvida has the available funding and team capable of meeting the above development timeline.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

The Ministry for the Environment was initially contacted via email on 16 February 2023 with an outline of the Project, accompanying summary documentation and notification of an intention to lodge an application seeking referral for the Project.

A pre-application meeting was held on 23 February 2023.

The applicant has not consulted with any other government ministries or departments.

Arvida has a strong relationship with the Ministry of Health and Te Whatu Ora - Waitaha Canterbury (formally Canterbury District Health Board in the provision of funded care services to their care facilities. They have not been engaged on the Project but discussions with these agencies will occur in due course.

Local authorities

Detail all consultation undertaken with relevant local authorities:

A summary of the application has been provided to both Selwyn District Council and Environment Canterbury, but no feedback has been provided to date due to timing constraints. Both Councils have advised that they would like to meet to discuss the Project and these meetings will be scheduled in the next few weeks.

Other persons/parties

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

No persons or parties are considered to be affected by the Project as will be demonstrated in Part 7: Adverse Effects of this application.

Detail all consultation undertaken with the above persons or parties:

Based on preliminary assessments, it is the applicant's view that no parties are affected by the Project and accordingly have not engaged with any property owners to date.

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
Te Rūnanga o Ngāi Tahu	An email was sent on 9 February 2023 to the relevant local Rūnanga via Mahaanui Kurataiao Limited with respect to the Project. An initial response has been received from Mahaanui Kurataiao Limited but due to time constraints, they were unable to provide formal feedback from the local Rūnanga before lodgement. Further consultation will continue throughout the consenting process, including engaging with the Rūnanga on the specific requirements under the fast-track legislation.

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
As above.	As above.

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.

The Project does not involve land returned under a Treaty settlement.

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 – 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.

N/A – The Project is not within a protected 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.

As set out in further detail in Part 7 of the **attached** application for referral, the effects of the Project have been extensively assessed and it is concluded that all effects can be appropriately managed through the master planning process and conditions of consent. The following preliminary technical assessments have been carried out to support the assessment:

- Urban Design Statement
- Transport Assessment
- Economic Report
- Infrastructure Servicing Report

The key effects can be broadly categorised as follows:

- Economic - It is concluded that any adverse economic effects in this respect from the Project will be less than minor. There are multiple positive economic effects from the Project which are further described in Part 9.
- Amenity, character, and design - Based on the urban design assessment, the Project is acceptable from an amenity, character and urban design perspective in achieving the outcomes sought through the Operative District Plan.
- Transport - Any adverse safety and efficiency effects on the transport network are considered to be less than minor and will be appropriately managed through detailed design.

- Earthworks and construction - Any adverse construction effects on amenity are considered to be less than minor. Any adverse effects relating to land stability will be less than minor subject to conditions and management plans. The effect of construction traffic is expected to be negligible. Construction phase stormwater will be managed in accordance with an Erosion and Sediment Control Plan to ensure groundwater quality is not impacted by sediment or contamination.
- Cultural - An initial response has been received from Mahaanui Kurataiao Limited but due to time constraints, they are unable to provide formal feedback from the local Rūnanga before lodgement. Further consultation will continue throughout the consenting process.
- Contaminated soils - With mitigation measures, the potential adverse effects from contamination will be appropriately managed.
- Noise - The Project is expected to comply with *NZS 6803:1999 Acoustics – Construction* which limits noise between the hours of 7.30am to 6pm during weekdays during construction. No operational noise adverse effects are anticipated.
- Servicing - An assessment of servicing has been undertaken which concludes the Site can be adequately serviced.
- Greenhouse gas emissions - see Part 7 in the attached referral application for referral for details of steps that will assist with a reduction in greenhouse gas emissions.

Further information in relation to these effects and the planning framework is located in Part 7 of the attached referral application.

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 2020 (*NPSUD*).
- National Policy Statement for Freshwater Management 2020 (*NPSFM*).
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (*NESCS*).
- National Policy Statement for Highly Productive Land (*NPSHPL*)

National Policy Statement on Urban Development 2020 (NPSUD)

- Objectives 1, 2 and 4 of the NPSUD are of particular relevance to the Project.

These objectives direct that:

- o Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- o Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.
- o Objective 4: New Zealand's 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 Project will give effect to these objectives in the following ways:
 - o The Project will utilise an existing and underutilised site zoned for industrial uses to create housing for older persons in an area of high

demand. The Project will have the consequential effect of freeing up housing stock in the immediate district and wider region as people move into the new buildings within the village. In turn, this will allow future residents to provide for their social and economic wellbeing, along with their health and safety.

- o The Project will contribute to the overall supply of housing in the district, thereby contributing to housing affordability.
- o The Site will be visible from adjoining sites but as noted earlier, given the Site's context, the proposed change from industrial use to small scale residential with significant landscape amenity, is considered a positive change. Moreover, it removes potential future edge/boundary issues between low-amenity industrial activities and high-amenity residential development and provides an appropriate use for the Site.
- o Therefore, while the Project will introduce some change to the area, it is considered that any effects on amenity values will be acceptable overall, and entirely consistent with Objective 4 of the NPSUD.
- o The Project will provide further capacity for older persons housing to meet the needs of a high growth older persons community.
- o Accordingly, it is considered that the Project is strongly aligned with the objectives of the NPSUD.

National Policy Statement for Freshwater Management 2020 (NPSFM)

- Objective 1 and Policies 3 and 13 are relevant to the Project which seek to ensure:
 - o That natural and physical resources are managed in a way that prioritises:
 - first, the health and well-being of water bodies and freshwater ecosystems;
 - second, the health needs of people (such as drinking water); and
 - third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
 - o That freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.
 - o That the condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.
- Accordingly, the Project will ensure consistency with the above as:
 - o the Project will be undertaken over a limited duration, with best practice in place to avoid sediment or contaminants entering into either waterbodies, or into groundwater. This will protect water quality in the aquifer.
 - o Proposed plantings will enhance mahinga kai values and biodiversity.
 - o The Site is not located in a Community Drinking Water Protection Zone or in close proximity to any Community Drinking Water Supply Bores. As such, this part of the objective is considered to be met.
- The development of the Site and establishment of a retirement village will result in positive effects for people and the community.
- It is therefore considered that the works proposed as part of the Project will give effect to the NPSFM.

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

- The NESCS is applicable to the proposal given the bulk earthworks to occur across the Site.

- The Site is identified on Environment Canterbury's Listed Land Use Register as having previously contained HAIL activities, this being horticultural use and landfill activities. As such, consent will be required under the NESCS.
- As noted earlier, the activity status will be dependent on the results of a Detailed Site Investigation, however, will be either controlled or restricted discretionary.

National Policy Statement for Highly Productive Land (NPSHPL)

- The NPSHPL seeks to protect highly productive land for use in land-based primary production, now and for future generations. Until such time as regional councils map areas of productive land, such land is defined as any land which is zoned general rural or rural production and which is Land Use Category 1, 2, or 3 land. Highly productive land does not include any land identified for future urban development.
- As the application Site is identified as a greenfield priority area in the CRPS for future urban development, the Site does not comprise highly productive land and therefore the policy framework of the NPSHPL is not applicable.

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:

The Project represents a significant investment in the local area through the completion of a new retirement village. Completion of the village will ensure further accommodation is available for senior New Zealanders in a safe and supporting environment in an area that currently lacks such facilities. The economic impacts of the development have been assessed by Phil Osborne of Property Economics Limited (refer to **Appendix Five**). Mr Osborne’s assessment evaluates the degree to which the Project generates economic benefits, the impact that the Project will have on housing supply, and the specific economic benefits of utilising the fast-track process for the Project. By way of a summary, Mr Osborne makes the following conclusions:

Construction: If the fast-track process is used (with completion in 2030), then the total impact on business activity in Selwyn is estimated to be in the order of \$210 million with a total number of 1,727 FTE's over the period.

- If a standard consenting process is used (with completion in 2032):
 - o at the point of completion there will be a total contribution of § 9(2)(b)(ii) with 1,658 FTE years created.
 - o in 2030 (when the fast-track process would have completed), the standard consent process will only have generated \$139m in regional activity and 1,280 FTE years.
- Accordingly, the use of fast-track process is estimated to result in an additional \$71m more in economic activity and 447 FTE years created.
- See the job creation section for a yearly breakdown,
- The highest years are anticipated to be 2026 and 2028 with 181 direct FTEs.

- The proposed land area has the ability to supply the market with an additional circa 200 residential units, club rooms and circa 60 'total care' units increasing capacity within a single master-planned area. This provides not only the ability for the area to improve its responsiveness to growth demands but itself facilitate further growth within the area with an increase in overall competitiveness and efficiency due to the intensity of the proposed development.
- Overall, the Project represents a significant opportunity for the local economies to protect, sustain and grow jobs and income, provide additional job opportunities and income, while also providing additional competitive residential opportunities.
- It is important to note that these benefits exist within a timeframe that is likely to see significant uncertainty in development opportunities and a lower appetite for risk, impacting on both the construction and productive base of the localised and regional economies.

Operation: There are opportunities through the Project for employment both locally, and for those in sectors that have been affected by Covid-19. Upon completion, the retirement village will have 40-50 full time and 20-30 part time staff varying from care staff, managers, caterers, cleaners, gardeners and maintenance staff. Arvida will seek to recruit locally and will engage a range of local contract resources. The provision of healthcare through the Project would be efficient due to factors such as:

- 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.
- 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, as the provision of on-site amenities reduces pressure on these services within the local community. Further, capital expenditure and maintenance costs for infrastructure (such as drains and vehicle accessways) within the Site would be borne by Arvida. 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. This will include:

- further indirect employment generated within external sector service industries such as food & beverage suppliers, laundry services, allied health providers and external maintenance contractors;
- salaries earned by local residents being spent on purchasing household goods and services, boosting the regional economy;
- "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; and
- increase in housing supply, discussed further below.

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

Retirement villages have a higher population density than traditional residential development. The development of an affordable, high-density retirement village will help to reduce land demand pressure and make further residential housing available. 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. Increase in housing supply and the corresponding realisation of the prospect of home ownership for younger

generations provides opportunity for more secure accommodation than renting, and long-term investment opportunities.

With 35 locations across New Zealand, Arvida Villages have become an integral part of local communities. Each Arvida site offers a variety of communal facilities, such as clubhouses, that provide space for community groups and for regular social events. 'Living Well Community' is the description Arvida use for their villages, where the environment, staff and daily routines embrace a holistic approach to helping residents live their best life and stay connected with the wider world.

The Arvida Park Lane community in Christchurch is one example of this philosophy. Set amidst tall oak trees and beautifully landscaped grounds, Park Lane offers free use of electric vehicles and features a new style of apartment living that comes with common areas, a café, rooms for creativity, a cinema, raised vegetable gardens and beehives. See <https://www.arvida.co.nz/discover/article/living-well-community> for further information on this community.

An Arvida Living Well Community welcomes everyone - from intergenerational learning with schools and Iwi engagement, to local group visits, sports tournaments, and van outings. This helps to foster a sense of community within the retirement village and encourages residents to be outgoing and socially involved by creating interactive social events and activities. Community engagement and connection is important to Arvida's holistic approach of helping residents to live their best lives.

A retirement village provides a sense of security as retirement village units are well protected and residents have support networks within the retirement village. Retirement villages mean increased employment opportunities for working aged generations, and a decreased burden for the family and loved ones of the residents where they would otherwise be family carers, and this has emotional, financial and physical benefits. Supplying a retirement village within Lincoln township local residents will also be able to stay within their local communities and remain connected with friends and family.

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

The fast-track process offers a number of advantages in terms of time over the standard RMA process. Public and limited notification is precluded under the Act. The Panel is only permitted to invite comments from specified persons and a short timeframe is provided for comment. In the case of the Project, it is Arvida's view that there are no parties affected by the Project, based on the anticipated effects outlined above and how they will be managed. The process under the Act for providing comment at both the referral and Expert Consenting Panel stage is appropriate and adequate to address concerns of the Project.

The Project is likely to proceed more quickly through the fast-track process as opposed to a traditional resource consent process. The table contained in Part 9 of the attached referral application sets out the different timelines under each process, whereby "Standard RMA process" refers to an application for resource consent to the Council under the current zoning.

The advice from the technical experts supports the Project being processed on a non-notified basis, however the Council may ultimately take a conservative or different view to the experts and elect to publicly notify the application. Accordingly, the standard RMA timeline anticipates a publicly notified consent (with hearing), with a processing time of 9 months. This factors in requests for further information and other liaison with Council. The prospect of public notification also introduces consequential risk of appeals to the Environment Court, resulting in further significant processing delays.

With an anticipated lodgement of late February 2023 for the Fast Track Referral, it is anticipated that a referral decision would be made by the Minister by June 2023. Should the application be accepted and referred to the fast-track consenting process, a full application would be submitted to the Environmental Protection Authority in July 2023. It is expected that a decision through the fast-track consenting process would be made before December 2023 thus significantly reducing timelines and providing certainty around project commencement to the applicant. This certainty enables Arvida to ensure that the Project remains "shovel ready" in all respects, to progress the works quickly and avoid compounding delays.

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:

The direct impact on the Construction and Construction Services sectors associated with direct employment measure approximately 919 FTE years over the 7-year construction period. A further 802 FTE years will result from indirect and induced activity over the same period. As yearly breakdown, the Project would result in direct employment as follows: 2024 =148; 2025 = 127; 2026 =181; 2027 = 79; 2028 = 181; 2029 = 155; 2030 = 48. Once complete the village will have 40-50 full time and 20-30 part time staff varying from care staff, managers, caterers, cleaners, gardeners and maintenance staff. These positions will be filled by people living in the region providing local employment. In addition, there will be further indirect employment generated within external sector service industries such as food & beverage suppliers, laundry services, allied health providers and external maintenance contractors. Finally, Arvida will utilise its existing relationships with local suppliers, which will invest in the local economy as well as providing benefits for local employment and improve certainty of delivery - such as for carpentry, joinery, plasterboard supply and furniture.

Housing supply:

For every new or existing apartment that is licensed in a retirement village, it is usual for a large family dwelling to be sold. The market for the Project is the Selwyn area and the Project may free up around 288 large dwellings for purchase to improve housing supply for others. These more established homes are often better located relative to work, public transport and amenities than brand new subdivision developments, and so are an important part of the market for first or subsequent home buyers.

Contributing to well-functioning urban environments:

The Project will result in the establishment of a retirement village within an existing urban environment that is well suited for the development. It represents an efficient use of a large site in a manner which will contribute to an increase in the provision of housing capacity, intensity, variety and choice for the elderly.

It is considered that the Project will achieve a positive interface with the surrounding residential environment to the north and west, maintaining a high level of amenity for surrounding properties, and ensuring a private and secure environment for future village residents. The village will be well located with respect to community services that residents will use, and easily accessed by staff. As outlined earlier, the Site is adjoined to the north and west with the Verdeco residential subdivision, and to the south and the east by the residential zones approved under PC69. Given this context, the

proposed change residential is considered a positive change providing a well-integrated environment, removing potential future edge/boundary issues between low-amenity industrial activities and high-amenity residential development. The Project complies with all bulk and location standards and the Master Plan also demonstrates good connectivity to surrounding sites and the wider Lincoln Township.

The arrangement of access, parking and servicing have been assessed as being appropriately designed in either meeting the relevant provisions of the Operative District Plan or industry recognised best practice standards, with traffic outcomes that match the needs of the village. As is concluded in the transport assessment, the traffic activity of the Project fits in well with the local transportation and roading environment and can be developed to provide logical access and connectivity for a range of travel modes. In addition, as detailed early, the Site can be adequately serviced being within close proximity to Council's reticulated network, and telecommunications and power.

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

As detailed throughout the application, the Project will further contribute to improving housing infrastructure in the Selwyn District, specifically Lincoln township, and through both construction and ongoing operations, will increase employment outcomes and productivity.

The Project will also contribute significantly in development contributions for Selwyn District Council 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:

The Site does not contain or adjoin any waterbodies and no direct discharge to waterbodies will occur. With respect to groundwater interception and stormwater discharge, various mitigation measures will be employed during construction and any effects will be acceptable.

Detailed landscaping plans will include appropriate planting incorporated into the design to improve indigenous biodiversity.

As described earlier, the proposed retirement village will employ various methods to reduce greenhouse gas emissions, which will improve air quality.

Minimising waste:

Arvida Group Limited will rely on traditional separation of general waste, organics, and recycling in line with services provided by Selwyn District Council. Various waste minimisation strategies will be employed both during construction and operation. Arvida's Sustainability Framework has an immediate goal of reducing waste to landfill of 20% by end of 2023 and to shift to 100% renewable energy by 2025.

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):

The Project will use land and construction resources efficiently given the increased density of the development and will enable optimal use of the Site, within reason, to accommodate multiple people and families, instead of necessitating further lower density large dwellings to be constructed. Other measures to reduce greenhouse gas emissions are described earlier.

Through the provision of extensive on-site amenities, services and recreation opportunities, communal transport for residents and provision for electric vehicles, cycle parking and end of trip facilities, the village will reduce the need for vehicle use (and the associated carbon emissions) compared with more standard residential development. The Site is also well located with respect to amenities to reduce the reliance on private vehicles.

Promoting the protection of historic heritage:

N/A – the Site is not listed as having any historic heritage or archaeological importance but as noted earlier, the applicant has engaged Underground Overground Archaeology to confirm this to be the case.

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

The Site is not located within any natural hazard overlays in the Operative District Plan but is subject to a flooding overlay in the Proposed District Plan. As concluded earlier, there is a low risk of natural hazards such that this Site is likely to be suitable for the Project but geotechnical and flooding investigations will be carried out on the Site prior to a full application being submitted to confirm the appropriate floor levels and foundation options.

Importantly, the village will provide support and additional protection in the event of a natural disaster as residents who would otherwise be living alone and vulnerable will be housed within well-designed buildings that provide critical services at such times. There will be the ability to plug in an emergency generator into the power system of the village to improve resilience to the Care facility and other essential village services.

Other public benefit:

The proportion of New Zealand's population over 75 is anticipated to grow rapidly over the next 48 years. The growth for the Selwyn District is anticipated to be significantly greater than the national average. Statistics New Zealand estimates that in 2018, 2,340 people were aged over 75. By 2048, this number is forecasted to increase by more than six times to 14,960. The growth in the 85+ age bracket in the Selwyn District is also very significant. Statistics New Zealand estimates that in 2018, 450 people were aged over 85. By 2048, this number is forecasted to increase to 5,120. Around 45% of this age group require aged care beds.

Arvida also commissioned an independent report covering demand dynamics in Selwyn from Webster Research in 2021. This report summarised the following Net Latent Demand figures for the Lincoln primary catchment area as follows:

- Current 70+yrs population is 3,724, which is forecast to increase to 12,360 in 2043.
- Current RV supply is 61 units, with a pipeline of 704 units and NLD of 376 units to 2043.
- Current 85+yrs population is 389, which is forecast to increase to 2725 by 2043.
- Current care bed supply is zero, with a pipeline of 325 care bed and an additional demand indicator of 1,388 beds to 2043.

These figures exemplify the need for a number of additional retirement villages to meet the demands of the ageing population and increasing penetration rate in Selwyn District. The Project would help to reduce the fiscal burden on the Government by supplementing the services provided by the District Health Board, as well as meeting the needs of older people in terms of carer burden that often falls on the working aged population.

It's further noted that Arvida have a long-standing relationship with the District Health Board and regular discussions are held with them to ensure both the needs of the village and the wider community are met. Arvida are committed to providing services beyond their Villages as their community-centric model is key to their success.

Part of Arvida's community outreach includes services such as Arvida Good Friends. Over 6,000 older adults live in our communities around the country. But Arvida knows it's not for everyone. Arvida Good Friends enables people to remain living successfully and independently in their own homes, while creating more social connections with their community. The service provides private home help services, door to door transport and beautiful community spaces for social connection, activities and fitness.

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

As discussed earlier in *Part 7: Adverse Effects* of this application, there is no potential for the Project to have significant adverse environmental effects. Any adverse effects will be avoided, remedied or mitigated through the design of the village and consent conditions.

Part X: Climate change and natural hazards

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

Climate change effects such as an increase in extreme weather events including storms are taken into account in the design and construction of Arvida villages. Arvida will incorporate the sustainability measures into the design of the village as detailed in Part 7 - Greenhouse gas emissions, above. The assessment of environmental effects has taken into account the potential effects of climate change where relevant. The conclusions are that the Project is unlikely to give rise to adverse effects from climate change or natural hazards.

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
Selwyn District Council	Nil
Christchurch City Council	Nil
Environment Canterbury	Nil

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.

Kristen Gunnell

28/02/2023

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.

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.