

BRF-2679

7 February 2023

Denise Cosgrove
Chief Executive
The Selwyn Foundation
s 9(2)(a)

Dear Denise Cosgrove

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – comments sought on referral application – Metlifecare Retirement Village - Karori Project

The Minister for the Environment (Minister) has received an application from Metlifecare Retirement Villages Limited to refer the Metlifecare Retirement Village - Karori Project (project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources.

The project is described in Appendix A and the application documents are in Attachment 1.

The Selwyn Foundation may have an interest in the project because the certificate of title for the project site has an encumbrance in favour of the Foundation which states:

- *that the Encumbrancer must ensure that the Selwyn St Andrews and Selwyn Sprott villages have spaces within those villages to allow the residents of each of those villages to continue to worship, congregate and receive spiritual care*
- *the Encumbrancer may request a partial discharge and variation of this Encumbrance Instrument in respect of the Land comprised in the Selwyn Wilson Carlile village and/or the Selwyn Sprott village to release the Encumbrancer from its obligations in respect of Selwyn Wilson Carlile and/or Selwyn Sprott as applicable in circumstances where the Encumbrancer is undertaking a substantial redevelopment of either of those villages. The Encumbrancee shall act reasonably in considering such request and, where accepted, do all such things necessary to partially discharge and vary the Encumbrance without delay.*

Under delegated authority from the Minister and pursuant to section 21(3) of the FTCA, I invite the Selwyn Foundation's written comments on the referral application, particularly in respect of whether you anticipate that the process to vary or discharge the Encumbrance is likely to

impact the applicant's ability to deliver the project. A template is provided for this purpose in Attachment 2.

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project are referred to a panel, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. The applicant must provide a detailed assessment of environmental effects and cultural impact assessment(s) as part of this process.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when deciding whether or not to accept the referral application. Note that the Minister is not required to consider any comments provided after this time.

If you would like more information about the fast-track consenting process, or to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Madeleine Berry
Acting Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Metlifecare Retirement Village – Karori Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Response template for written comments

Appendix A - Proposed project

Project	Applicant	Details
Metlifecare Retirement Village – Karori Project	Metlifecare Retirement Villages Limited	<p>The project is to redevelop an existing retirement village on a 1.2 hectare site to construct and operate a new retirement village at 29 Messines Road, Karori, Wellington, consisting of approximately 80 residential units and 55 care suites in 4 buildings of 3 and 4 storeys in height. The project will include communal amenity spaces, parking (including basement parking), connections to infrastructure, landscaping and planting.</p> <p>The project involves activities such as building demolition, vegetation clearance, carrying out earthworks, constructing buildings, structures and infrastructure, discharging stormwater and contaminants to land, installing signage, landscaping and planting.</p>