

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: Summerset Retirement Village – Half Moon Bay.
Application number: PJ-0000766
Date received: 01/10/2021

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: Summerset Villages (Halfmoon Bay) Limited

Contact person: Oliver Boyd

Job title: National Development Manager

s 9(2)(a)

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Postal address:

PO Box 5187, Wellington 6140

Address for service (if different from above)

Organisation: Russell McVeagh

Contact person: Daniel Minninnick / Jacob Burton

Job title: Partner / Senior Solicitor

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Email address for service: s 9(2)(a)

s 9(2)(a)

Postal address:

Vero Centre, 48 Shortland Street, Auckland 1140

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.

25 Thurston Place, Bucklands Beach, Auckland, 2012, New Zealand

Legal description(s):

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

Lot 1 DP 477644 (Title: 670880).

A copy of the above Record of Title can be provided on request.

Registered legal land owner(s):

The Applicant, Summerset Villages (Half Moon Bay) Limited, owns the relevant land.

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

The Applicant is the registered legal land owner, as a result the applicant is able to undertake the work required for the project.

Part III: Project details

Description

Project name: Summerset Retirement Village – Half Moon Bay.

Project summary:

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

The Project is for the construction and operation of an 'Integrated Residential Development' (as defined by the Auckland Unitary Plan - Operative in Part), being a comprehensive care retirement village.

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.

The retirement village will comprise:

1. approximately 211 independent Living Units (apartment style);
2. approximately 118 Assisted Living Suites, including 20 memory care suites, 48 care suits, 50 serviced apartments, and associated staff and administrative functions;
3. a range of resident amenities, including lounges, theatre, bar, cafe, therapy, salon, shop, pool, health / wellness centre, library, and outdoor amenity areas;
4. internal circulation and parking provision (approximately 309 spaces proposed); and
5. extensive site landscaping.

The site is held under a single record of title, and no subdivision or unit titles will be created as party of the Project.

The southwest corner of the site adjoins Kaniere Park (an informal recreation open space). The Project will include a pedestrian connection for residents, staff, and visitors in this location to connect to the existing pathway network within the Park, which in turn connects with a series of pathways in the suburb that link various streets and provides connectivity to the Halfmoon Bay Marina and local shopping precinct to the west. The Project includes an extension of this pedestrian network through the site (adjacent to the southwestern boundary), to improve the public connectivity in the neighbourhood. An easement will be put in place to secure this outcome.

In order to establish the village, it will be necessary to:

1. undertake further bulk earthworks to provide for suitable building platforms, and to accommodate the required in ground infrastructure;
2. undertake limited vegetation clearance on portions of the Site as further described in this application;
3. install network utility connections to relevant Council infrastructure; and
4. erect site security fencing and hoardings as appropriate, including project advertising and site identification.

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

As a result of the size of the Project, the construction of the retirement village will be undertaken in stages. Access to the Site for construction traffic and for residents, staff and visitors during the staging of the Project will be shared from Thurston Place, with management measures put in place to facilitate this.

The staged construction of the retirement village also means that some temporary activities are proposed during the various phases. These include:

1. a temporary recreation centre and associated car parking spaces;
2. a show suite;
3. temporary advertising hoardings;
4. a temporary operations office; and
5. a temporary sales office.

Summerset has significant experience in projects of this nature and has financing in place to fund the Project to completion. Summerset is not dependent on pre-sales to fund any aspects of the Project. As such, no delays are expected to occur between any stages of construction (with the exception of unexpected Covid-19 restrictions), and completion of the Project as soon as possible will be Summerset's priority. In all respects the Project is "shovel ready".

Consents / approvals required

Relevant local authorities: Auckland 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 1 DP 477644 (Title: 670880)	Auckland Unitary Plan (Operative in Part) 15th November 2016	Residential - Mixed Housing Suburban	Controls: Macroinvertebrate Community Index - Native, and Controls: Macroinvertebrate Community Index - Urban	n/a

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

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

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Auckland Unitary Plan (OIP)	C1.9(1)	The Project does not comply with the following Mixed Housing Suburban zone standards: - H4.6.4 (Building Height)	Restricted Discretionary Activity	Central portion of the site
Auckland Unitary Plan (OIP)	H4.4.1(A8)	Integrated Residential Development	Restricted Discretionary Activity	Whole site
Auckland Unitary Plan (OIP)	H4.4.1(A34)	New buildings in the Mixed Housing Suburban Zone have the same activity status as the land use activity that the new building it will accommodate.	Restricted Discretionary Activity	Whole Site (excluding south-east portion)

Auckland Unitary Plan (OIP)	E7.4.1(A20)	Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed: <ul style="list-style-type: none"> E7.6.1.6(2) E7.6.1.6(3) 	Restricted Discretionary Activity	Whole Site
Auckland Unitary Plan (OIP)	E7.4.1(A28)	The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed: <ul style="list-style-type: none"> E7.6.1.10(1)(d), E7.6.10(2)(b), E7.6.1.10(4)(a) & (b). 	Restricted Discretionary Activity	Whole Site
Auckland Unitary Plan (OIP)	E11.4.1(A8)	Earthworks greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees.	Restricted Discretionary Activity	Whole Site (excluding south-east portion)
Auckland Unitary Plan (OIP)	E11.4.1(A9)	Earthworks greater than 2,500m ² within the Sediment Control Protection Area	Restricted Discretionary Activity	Whole Site (excluding south-east portion)
Auckland Unitary Plan (OIP)	E12.4.1(A6)	Earthworks greater than 2,500m ²	Restricted Discretionary Activity	Whole Site (excluding south-east portion)
Auckland Unitary Plan (OIP)	E12.4.1(A10)	Earthworks greater than 2,500m ³	Restricted Discretionary Activity	Whole Site (excluding south-east portion)
Auckland Unitary Plan (OIP)	E23.4.2(A53)	Comprehensive development signage.	Restricted Discretionary Activity	At the site frontage / northern boundary
Auckland Unitary Plan (OIP)	E40.4.1(A24)	The construction of the Project will exceed the permitted 24 month period pursuant to E40.4.1(A20).	Restricted Discretionary Activity	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 application for resource consent has been made by Summerset to Auckland Council in respect of the Project, for the consent matters described at paragraph 4.12.

Summerset purchased the Site in October 2020.

The previous owner, Be Half Moon Bay Holdings Limited, obtained resource consents BUN60082681, LUC60290675, WAT60276329 on 6 September 2017. Further analysis in relation to these resource consents is contained within the application for referral **attached**.

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 or designations are required for the Project by anyone other than Summerset.

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:

No other legal authorisations are required for the Project.

Construction readiness

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

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

Summerset directly manage all of their retirement village construction internally (Summerset is the head contractor with directly employed project management personnel). This gives Summerset a high degree of control over the construction process including quality and the careful management of temporary construction effects.

s 9(2)(b)(ii)

Management plans required are prepared in advance so that they will be ready to lodge with Auckland Council should consent be granted. The requirements for establishing the Site and any associated enabling works are determined prior to Resource Consent, along with procurement of contractors. In fact, some construction management measures from Stage One, such as for site sediment control are still in place and can be immediately utilised.

Works and funding commence ahead of pre-sales to residents of the village. s 9(2)(b)(ii)

In this respect, delivery of the Project is already secured, and pre-sales are not connected to the funding.

Summerset seeks to proceed with the Project as soon as possible, however there are a number of constraints that may have an impact on the timing of the Project, including:

1. COVID-19 restrictions – potential limitation for work to occur on site depending on Alert Levels.
2. Summerset can undertake earthworks at any time of the year, but summer periods are preferable for earthworks. The fast-track process will enable earthworks to utilise the summer period of 2022-2023, subject to the timing of a decision from an Expert Consenting Panel. It is unlikely that consent would be obtained under the RMA prior to the summer period of 2022-2023, and if there were appeals to the Environment Court, consent may not even be obtained in time for the summer period of 2023-2024.
3. The availability of contractors. This may in turn affect Summerset's ability to use locally sourced contractors for the Project.
4. The availability and cost of materials. Record demand for construction materials and COVID-19 disruptions to supply chains have led to rapid increases in the costs of materials, and many materials becoming unavailable. The sooner consent can be obtained for the Project, the sooner Summerset can secure the relevant materials and provide certainty to its suppliers. Both Summerset's costings for the Project and the pricing of contractor tenders will be affected by increases in material costs. Materials may become unavailable from suppliers that

could also lead to significant changes to design being required, with further cost. Having said that as Summerset typically builds 500-600 units per year across New Zealand, its procurement processes are dynamic and robust which helps mitigate increases should they occur.

5. Scarcity of aged care support in the local area. Demand for aged care living continues to increase and Summerset has many prospective residents that are awaiting the completion of the Project so that they can begin the next chapter of their lives.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

No consultation has been undertaken with Government ministries and departments.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Summerset has engaged in pre-application discussions with Auckland Council in preparing this application.

Other persons/parties

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

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

Detail all consultation undertaken with the above persons or parties:

See above.

Part V: Iwi authorities and Treaty settlements

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

Iwi authorities and Treaty settlement entities

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

Iwi authority	Consultation undertaken
Ngāi Tai ki Tāmaki	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Maru	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. Ngāti Maru responded 24 September 2021, advising they do not require consultation on this project.
Ngāti Pāoa Trust	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Pāoa Board	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.

Ngāti Tamaterā	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Te Ata Waiohua	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Whanaunga	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Te Ahiwaru - Waiohua	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Te Ākitai Waiohua	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Te Patukirikiri	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. No response received to date.
Waikato - Tainui	Letter sent 27th August 2021. Response received advising their interest in the Project is deferred to local mana whenua.
Ngāti Tamaoho	Letter sent 27th August 2021. No response received. Follow-up letter sent 22nd September 2021 requesting confirmation of interest. Ngāti Tamaoho responded on 23 September 2021 with a request to engage with this application from an environmental health perspective and that Ngai Tai Ki Tamaki are the lead in this area from a cultural historical perspective.

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
n/a	n/a

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.

The Project is not within a customary marine title area.

Protected customary rights areas

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

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

The Project is not within a 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 the application for direct referral, the effects of the Project have been extensively assessed and can be appropriately managed. Summerset is confident that all effects can be appropriately managed through the inherent design and layout of the Project, its operational attributes, and suitable conditions of consent, and that, if referred, the input of parties through the COVID-19 Recovery (Fast-track Consenting) Act process will enable the Expert Consenting Panel to make a fully informed decision on the Project.

The key effects relate to those associated with:

1. The bulk and location of the proposed buildings and their amenity effects in respect of dominance, overlooking, shading, loss of privacy, and the character of neighbouring residentially zoned land;
2. The temporary construction effects (noise, vibration, dust, ground settlement, silt & sediment control, and construction traffic);
3. The capacity of the network utility infrastructure, and implications of flooding and overland flow;
4. The ecology of the Site;
5. The operational effects of the retirement village activity (traffic, noise); Signage and hoardings; and
6. The temporary sales office.

Further information in relation to these and other adverse effects is located in the application for referral **attached**.

In considering these effects, Summerset and its expert team has had the benefit of discussions with Auckland Council and of the consideration of the effects for the Stage One scheme, which was also for an integrated residential development on the Site, with similar types of effects.

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:

1. National Policy Statement on Urban Development;
 2. National Policy Statement for Freshwater Management;
 3. New Zealand Coastal Policy Statement;
 4. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health;
- and

5. National Environmental Standards for Freshwater.

The full assessment of the project in relation to these national policy statements and national environmental standards is located in the application for referral **attached**.

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 both the construction of the retirement village and its operation.

Economic benefits during construction

Construction has historically been a major driver for growth within New Zealand, directly employing about 278,300 people in residential, heavy and civil construction, and constructions services.

Due to the effects of COVID-19, a number of projects have been delayed due to the periods of lockdown New Zealand underwent as a response to the virus. Demand is at record levels, but residential consent numbers are predicted to drop in 2022 due to the impacts of COVID-19. Factors such as skill shortages and supply chain delays are expected to affect the industry's ability to meet this demand. The Ministry of Business, Innovation and Employment ("MBIE") has confirmed that employment has dropped and border closures continue to restrict migrant labour. The applications for government support for businesses show a significant number of construction businesses (86%) needed support in the form of wage subsidy or other support payments and the highest number of jobs of any sector. With the longest lockdown to date still ongoing in Auckland, further impacts are anticipated on construction businesses.

Similarly, commercial and residential construction intentions have fallen significantly since February 2020. Longer term impacts are expected to be seen in the deferral of funding for private developments and capital projects in the corporate sector (e.g. for airlines, airports, tourism, retail and hospitality).

As a result, MBIE conclude that the construction sector will be reliant on a pipeline of fast-tracked consent activity, which will also work as a part of the economic recovery and rebuild following COVID-19. Whilst construction demand is predicted to continue to fall, fast-tracked construction activity (such as the Project) will work to offset these losses and fill the gap in terms of employment and construction activity where funding for private developments in heavily impacted sectors is deferred.

s 9(2)(b)(ii)

There will be direct benefits for construction workers and project managers, architects, engineers and health and safety consulting service providers. There will also be associated financial and development contributions for local councils as part of the development.

s 9(2)(b)(ii)

Economic benefits during operation

also employ other qualified professionals such as registered nurses, a village manager, property managers and diversional therapists. s 9(2)(b)(ii)

COVID-19 has had a disproportionate effect on women in the workforce, with women having fared worse than men across key labour market measures since COVID-19 began impacting New Zealand's labour market. Nationally, the seasonally adjusted number of people in employment fell by 31,000 between the March and September 2020 quarters, with over two thirds (22,000) being women. This is reflected in the widespread job losses experienced in sectors that predominately employ women. One sector that has shown this trend is tourism, with job losses in roles such as accommodation, cafes and restaurants.

The Project operations include many wider roles in staffing the resident amenities which will provide opportunities for those in the hospitality sector. The Project therefore presents employment opportunities for people that are likely to have been affected by COVID-19.

Summerset will also seek to recruit locally where possible, and will engage a range of local contract resources.

The provision of healthcare through the Project would be efficient due to factors such as:

1. Earlier identification of health problems as residents are regularly assessed.
2. Reduced emergency or unnecessary call outs with assessments accessible on Site.
3. Centralised location for healthcare and social welfare services.
4. 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 Summerset. Rates would also be charged on the retirement village as a whole. This reduces both administrative and capital costs for the Council.

Caring for vulnerable people such as parents, grandparents, family or friends can often place a financial, time and emotional burden on carers, especially when this is a full-time responsibility. This burden often falls on a working aged generation and many carers both need to and want to work, but are unable to due to this responsibility. The retirement village would enable carers to return to the workforce which may ease the financial situation of the carer while contributing to the local economy. Financial pressures on many carers are likely to be exacerbated by the effects of COVID-19.

Flow on effects

The economic impacts of the Project will include flow-on effects that arise indirectly from the construction and operation of the retirement village, these are detailed in full in the application for referral **attached**.

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

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

1. Elderly people are more vulnerable to fraud and other forms of "elder abuse". The wider community often do not know about these scams and elderly people either do not realise what has happened or are too embarrassed to report the events. A retirement village provides a sense of security as retirement village units are well protected and residents have support networks within the retirement village.
2. Summerset staff build a rapport with residents providing them with a sense of security. This security helps residents to be comfortable enough to ask questions and talk to staff, providing a sense of companionship. Summerset 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.
3. Other measures to provide a safer community are extra sensory lighting, CCTV and well-lit pathways which are provided in accordance with of Crime Prevention Through Environmental Design standards.

For the working aged generations, there would be increased employment opportunities and a decreased burden for the family and loved ones of the residents where they would otherwise be family carers, and this has emotional,

financial and physical benefits. Due to the proposed location of the retirement village, local residents will also be able to stay within their local communities and remain connected with friends and family.

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

s 9(2)(b)(ii)

The construction of affordable, high-density retirement village units will reduce land demand pressure and make further residential housing available as new village residents release their properties to the market. 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. Lack of affordable housing is widely considered to be one of the biggest issues nation-wide, and disproportionately affects younger people. Affordable housing and the realistic prospect of home ownership for younger generations provides opportunity for more secure accommodation than renting, as well as long term investment opportunities to improve financial security.

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

The FTCA process offers a number of advantages in terms of time over the standard RMA process. Public and limited notification is precluded under the FTCA. 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 Summerset's view that few parties are affected by the Project and none in a more than minor way, based on the anticipated effects outlined above and how they will be managed. The process under the FTCA for providing comment at both the referral and Expert Consenting Panel stage is appropriate and adequate to address concerns of the Project.

While Summerset is confident that the effects of the Project can be appropriately managed through the design of the village and conditions, there is a real prospect of public notification, or at least limited notification being triggered because of non-compliance with the Mixed Zone Suburban Housing height standards. Notification of the Project would result in significant delays and increases the likelihood of an Environment Court appeal. This is despite the village being consistent with various developments of a similar scale and intensity located in the same zoneing, some of which that have been processed non-notified. Adjacent landowners will have opportunity to provide comment on the design of the village and consent conditions through this process, which is more than sufficient for addressing any bulk and height concerns while providing considerable time savings.

The two-stage RMA process would create a much longer consenting timeframe for the Project and the risk of delay from a subsequent Environment Court Appeal would be likely avoided under the FTCA. Appropriately for the Project, appeals under the FTCA process are limited to points of law and are restricted to those who provided comments, the relevant local authorities, and persons who have an interest in the decision greater than that of the general public. Summerset's recent experience has been that retirement village proposals that go through the Environment Court process (whether by appeal or direct referral) can take at least two years to obtain consent. The approximately six-month timeline under the FTCA reflects a significant saving by comparison. As outlined at section 4.31 above, Summerset will be ready to commence works within one month of receiving consent. The FTCA process will provide greater certainty of the timing of consent than a standard RMA process once this progresses to an Environment Court appeal. This certainty enables Summerset to ensure that the Project remains "shovel ready" in all respects, to progress the works quickly and avoid compounding delays.

Practically, a delayed timeframe under the standard RMA process is likely to exacerbate delays and lead to significant impacts on how the Project can progress as speed, including:

1. Seasonal constraints:

1. Summerset has been in discussions with local earthworks contractors and recently engaged in Early Contractor Involvement discussions in anticipation of preparing formal tenders. While Summerset's preference would be to commence earthworks no later than the Summer period of 2022-2023, if consent was granted sooner through the FTCA process, earthworks would commence in winter. This would enable Summerset to capitalise on off-peak periods to mobilise contractors during winter periods. If consent is delayed further (which is likely through the RMA process), Summerset could

miss the optimal Summer earthworks period of 2022-2023, and possibly 2023-2024, depending on the progress of appeals.

2. If the Project were to utilise the RMA process, the resultant delays could affect Summerset's ability to source local contractors and supplies for the Project, with lack of certainty of delivery.
 3. Some items such as planting need to be sourced and planted in certain seasons to ensure planting establishment. Lack of certainty of delivery can impact on effective planting establishment, with sourcing lead times and seasonal requirements for plants.
2. Supply chain constraints:
1. The ongoing construction boom across the country has generated unprecedented demand for construction materials, which, combined with COVID-19 restrictions, have placed increasing pressure on supply chains and the availability of materials. Supply chain issues include low global availability of shipping containers, increased shipping costs that lead to increased construction costs, delays in processing of shipping, and ports and suppliers having reduced capacity. These pressures are expected to continue to escalate over time, particularly coming into the 2021-2022 summer construction period.
 2. The Auckland construction market is currently very buoyant with a stretched supply chain. Delays through the RMA process would significantly exacerbate the cost impact of limited materials and contractor availability. Increased costs could potentially mean that the Project feasibility and design would need to be revisited.
 3. Summerset has good relationships with several key trade partners, which with the stretched construction sector require significant lead times to allocate space in their books for the Project. Extended delays under the RMA process would contribute to the risk of losing access to key trades, especially those that are usually challenging nationwide under normal circumstances, such as brickwork.

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:

s 9(2)(b)(ii)

s 9(2)(b)(ii)

The total number of people involved in the Project will be significant. For example, the Summerset St Johns Village (a village of a similar format and scale to the Project with a similar number of full-time equivalent roles) s 9(2)(b)(ii)

s 9(2)(b)(ii)

A full assessment is provided in the application for referral **attached**.

Housing supply:

As outline in the application for referral **attached**, the construction of affordable retirement village accommodation such as those options provided for in the proposed village, would reduce land demand pressure and make further residential housing available as new village residents release their properties to the market, to be more efficiently used by families.

Contributing to well-functioning urban environments:

The Project is to be located within a large vacant site, which is zoned for urban development and intensification. The integrated residential development activity (retirement village) is an appropriate and anticipated use of the land (reinforced by its restricted discretionary activity status under the Unitary Plan), and 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, as well as the wider neighbourhood.

Such an activity and intensity of development will enhance and support the social and economic well-being of the community.

The scale of the Project, while being a change to the prevailing built characteristic, has been carefully designed in respect of its relationship with neighbours, and the interface of the Site to adjoining properties and the wider context. In particular, the Project fully complies with the Height in Relation to Boundary standards, with taller elements well set back from any adjoining neighbours, and buffered by intervening lower scaled development and mature vegetation.

Set within the context of a spacious site, while of a greater scale than the prevailing one-two storey residential development in the locality, the proposed retirement village will integrate well with (and contribute to) the established urban neighbourhood.

The Project is considered to achieve a positive interface with the surrounding residential environment, maintaining the amenity of surrounding properties, and ensuring a private and secure environment for future village residents. Summerset build and maintain their own infrastructure, being drains, roads, gutters and other capital requirements within the village. s 9(2)(b)(ii)

, for the construction of public infrastructure external to Summerset's villages.

The Project will generate less daily traffic movements than the level of traffic generated by a 'standard' residential development, with such movements occurring outside of the peak commuter periods.

The arrangement of access, parking and servicing have been assessed as being appropriately designed and will meet the relevant standards of the Unitary Plan, and industry recognised best practice standards, with traffic outcomes that match the needs of the retirement village, and which can be readily sustained by the local transportation and roading environment, with access and connectivity for a range of travel modes, from cars to mobility scooters.

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

The proposed retirement village would contribute to improving housing infrastructure in the Half Moon Bay area, and through both construction and ongoing operations would increase employment outcomes and productivity. On

s 9(2)(b)(ii)

s 9(2)(b)(ii)

for local councils (and Council controlled organisations) as part of the development which will support local public growth infrastructure, public community reserves (including environmental initiatives) and employment from infrastructure and reserve projects.

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

The open watercourse that is located within the southern portion of the Site, being an open section of part of the stormwater utility infrastructure, has a low ecological value.

The Project will maintain this watercourse and enhance the ecology through improved landscaping of its edges.

Minimising waste:

Please refer to the section below regarding climate change and emissions.

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):

In 2018 Summerset became the first retirement village operator in New Zealand to achieve Certified Emissions Measurement and Reduction Scheme (CEMARS) certification. This provides third party certification to ensure accurate and consistent carbon measurement, reduction and neutrality claims.

Summerset also achieved carboNZero certification in 2019, which means that all carbon emissions produced are offset and there are initiatives implemented to further reduce its carbon footprint, including by minimising waste to landfill. Summerset is one of the few companies in New Zealand to set public waste diversion targets for construction waste and implements onsite or offsite separation of waste material that has enabled the diversion of 25-75% of waste to landfill across construction sites. This contributes to reductions of emissions to landfill and the costs associated with landfill disposal. To further improve waste minimisation, Summerset continues to collaborate with waste contractors, including a new national supplier for waste and recycling removal, with a supplier code of conduct for sustainable procurement.

There are also further efficiencies through the Project due to the intensified and self-contained nature of the development that provides amenities onsite and reduces the need for residents to travel.

The Project would use land and construction resources efficiently given the increased density of the development and would enable the full use of existing housing released into the market as residents move into the village, that is typically large enough to accommodate multiple people and families and/or enabling further intensification of those properties, instead of necessitating further intensification of those properties, instead of necessitating further lower density large dwellings to be constructed.

Through the provision of extensive on-site amenities, services and recreation opportunities, communal transport for residents and provision for 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.

Promoting the protection of historic heritage:

The Site is not identified as containing any recorded and unrecorded archaeological deposits. It has been extensively modified by the earthworks consented for the Stage One activity (which did not identify any archaeological deposits), and prior to that accommodated previous land uses. There is no reasonable cause to expect that the proposed earthworks on the Site will impact on either recorded or unrecorded archaeological deposits, to necessitate an archaeological authority being necessary.

To date, Summerset has not received any feedback from iwi regarding historic heritage of the Site.

Notwithstanding the above, for completeness, it is appropriate that accidental discovery protocols (by way of conditions) apply in the event that archaeological features, artifacts or koiwi (human remains) are discovered.

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

The Project would help to increase the social resilience of its residents in the event of a natural disaster by looking after the residents that are likely to otherwise be vulnerable if living on their own. For example, in relation to stormwater management and flooding risks, freeboard is provided in accordance with the NZ Building Code, owing to accessibility requirements for older residents. Further, if the home of a resident is destroyed by a disaster and it cannot be rebuilt on the original site or in reasonable vicinity, they will receive the full market value of their home. Summerset also provide emergency water and power generation on site to ensure resilience for its residents through natural hazard events.

Other public benefit:

The proportion of New Zealand's population over 75 is anticipated to grow rapidly over the next 48 years, with an anticipated increase of more than 1 million (or 17% of the population). In addition, people over 75 are living longer which requires further housing and creates a greater need for age-specific services such as dementia and palliative care. Traditionally, the Government has subsidised a large portion of the aged care sector cost and with the increasing population this results in a fiscal burden. The Project would be part of an alternative solution to reduce this fiscal burden by meeting the needs of older people.

There is growing demand for Comprehensive Care Retirement Villages and the Half Moon Bay area lacks supply for these types of villages, and aged care living more generally. Comprehensive care retirement villages provide for a range of retirement living and care options, and a variety of independent unit typologies. They also provide the full range of aged care, including services or assisted living, rest-home, hospital and dementia level care.

s 9(2)(b)(ii)

provided by comprehensive care retirement villages. s 9(2)(b)(ii)
care retirement villages.

As COVID-19 continues to pose a risk to communities, Summerset has procedures in place in its villages (which would include the Project) to ensure its residents are safe given their vulnerability to complications from the virus.

The Project would contribute to increasing the safety of its residents and reducing the wider crime rate by reducing the real and perceived risk of crime to its residents, using "Safety in Design" principles and reducing the risk of road accidents involving the elderly.

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

There is no potential for the Project to have significant adverse environmental effects. As outlined in the application for referral **attached**, adverse effects will be appropriately avoided, remedied or mitigated through both the design of the village and through 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 Summerset villages. Further information regarding Summerset's approach to these aspects in relation to the project are set out in the application for referral **attached**.

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:

s 9(2)(b)(ii)

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.

Jacob Burton

01/10/2021

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)
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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 provisions of
the Official Information Act 1982