

**PROPOSED RETIREMENT VILLAGE
25 THURSTON PLACE, HALF MOON BAY, AUCKLAND**



**APPLICATION BY SUMMERSET VILLAGES (HALF MOON BAY)
LIMITED FOR REFERRAL TO EXPERT CONSENTING PANEL UNDER
THE COVID-19 RECOVERY (FAST TRACK CONSENTING) ACT 2020**

1 October 2021

1. EXECUTIVE SUMMARY

1.1 This is an application for referral to an Expert Consenting Panel under the COVID-19 Recovery (Fast Track Consenting) Act 2020 ("**FTCA**") for consent to construct and operate a comprehensive care retirement village at 25 Thurston Place, Half Moon Bay, Auckland ("**Project**").

1.2 Summerset has significant experience in projects of this nature, gained over its 30 years of operation, and has financing in place to fund the Project to completion. The application site ("**Site**") is located in an area which can accommodate higher density residential development. Large relatively flat sites are very rare in the existing urban areas of Auckland. Prior to Summerset acquiring the Site, it had been actively looking for a site in this location for several years. Based on Summerset's research, there are no other available sites in this community suitable for a comprehensive care retirement village.

1.3 Resource consent (granted 6 September 2017) is held for the construction and operation of an Integrated Residential Development (retirement village) containing 69 two and three bedroom independent living units and associated communal facilities, comprising six connected 2-4 storey building forms arranged towards the western and northern boundaries of the Site ("**Stage One**")¹. At the time consent was granted, Stage One was the first stage of the future development of the Site for a larger scale retirement village, occupying some 13,000m² of the 28,895m² total site area. The consent granted included extensive bulk earthworks (some 33,000m³ over an area of 15,550m²) to provide for the benching of the approved building platforms into the site contour, and to provide for access arrangements and site establishment works, together with the diversion of groundwater and dewatering (associated with these works). The bulk earthworks as authorised under the Stage One consent have been completed. The approved Stage One development will be encapsulated and reconsented as a component of the Project.

1.4 In all respects the Project is "shovel ready" with construction expected to commence within approximately a month of the estimated date of receiving consent, and the Project will be developed in a staged manner over 5 – 7 years from commencement. Summerset directly manage all its village construction projects internally (Summerset is the head contractor with directly employed project management). This gives Summerset a high degree of control over the construction process, including quality, and the careful management of temporary construction effects. Works and funding commence ahead of pre-sales to residents of the village. In this respect, delivery of the Project is already secured and pre-sales are not connected to the funding.

1.5 There will be s 9(2)(b)(ii)

There are opportunities through the Project for employment both locally, and for those in sectors that have been affected by COVID-19. The local construction industry will benefit, as well as the hospitality and accommodation sectors, where there have been widespread job losses in roles relating to accommodation, cafes and restaurants. s 9(2)(b)(ii)

1.6 As well as the direct employment generated from construction, there will be significant indirect employment. s 9(2)(b)(ii)

¹ Auckland Council Stage One Consent references: BUN60082681, LUC60290675, WAT60276329.

s 9(2)(b)(ii)

1.7

s 9(2)(b)(ii)

1.8

The development of affordable retirement village accommodation options will increase the choice for the elderly sector of the community and help to reduce land demand pressure, making further residential housing available, and in doing so, release existing housing stock back into the market as residents move into the village. This increase in housing supply will help to relieve pressure on the housing market (which is particularly critical in Auckland) and contribute towards improved housing affordability in the long term. Affordable housing and the realistic prospect of home ownership for younger generations provides the opportunity for more secure accommodation than renting, and long-term investment opportunities.

1.9

The proportion of New Zealand's population over 75 is also anticipated to grow rapidly over the next 50 years. Being a Comprehensive Care Retirement Village, 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 that in terms of carer burden, that would otherwise often fall on the working aged population.

1.10

12 iwi authorities have been identified as potentially having an interest in the Project. On 27 August 2021 Summerset contacted each of the iwi authorities to provide a description of the Project, the fast-track process, and inviting their further involvement in this Project. Other than a response from Te Whakakitenga o Waikato Incorporated deferring to other iwi authorities, no requests for further information, further engagement or consultation were received.

1.11

Further contact was made with all iwi authorities on 22 September 2021, with two responses received. On 23 September 2021, Ngāti Tamaoho responded requesting further involvement from an environmental health perspective. Summerset is continuing to engage with Ngāti Tamaoho on this. On 24 September 2021, Ngāti Maru responded confirming it did not require consultation. Summerset remains open to further engagement with iwi authorities, should they respond at a later date.

1.12

Summerset consulted initially with Auckland Council in July 2020 during their due diligence period, and discussed the status of the 'Stage One' consent obtained in 2017 by Be Half Moon Bay Holdings Limited for the construction and operation of an integrated residential development on part of the Site. Summerset has consulted further with Auckland Council in September 2022 to explain the scope of the Project and the process under which consent is to be sought.

1.13

Summerset takes pride in the efficiency of its operations and validates this through being carboNZero certified, offsetting unavoidable emissions and having an emissions reduction programme in place to support our carboNZero status since 2018. One of its key initiatives in place to further reduce our carbon footprint is minimising waste to landfill and working toward increased levels of construction waste diversion through greater recycling of materials, working with supply chains and types of materials used.

1.14

There is no potential for the Project to have significant adverse environmental effects, and as outlined in section 8 below, adverse effects will be avoided, remedied or mitigated. Effects of the Project can be readily managed through conditions.

2. APPLICATION DETAILS

2.1 Applicant details

Person or entity making the request: Summerset Villages (Half Moon Bay) Limited

Contact person: Oliver Boyd

Job title: National Development Manager

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address: PO Box 5187, Wellington 6140

2.2 Address for service (if different from the above)

Organisation: Russell McVeagh

Contact person: Daniel Minhinnick / Jacob Burton

Job title: Partner / Senior Solicitor

Phone: s 9(2)(a)

Email: s 9(2)(a)

s 9(2)(a)

Postal address: Vero Centre, 48 Shortland Street, Auckland 1140

3. PROJECT LOCATION

3.1 The application (click to place an "X" in the relevant box):

- ☒ does not relate to the coastal marine area
- ☐ relates partly to the coastal marine area
- ☐ relates wholly to the coastal marine area.

Site location

3.2 25 Thurston Place, Half Moon Bay, Auckland.

Figure 1 below identifies the location of the Site that is the subject of this application.



Figure 1 – Location of the site relative to surrounding environment (Source: Auckland Council GeoMaps).

Legal description

- 3.3 Lot 1 DP 477644 (Title: 670880).

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

Registered legal land owners

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

4. PROJECT DETAILS

Project summary

Project name

- 4.1 Summerset Retirement Village – Half Moon Bay.

Project details

- 4.2 The Project is for the construction and operation of an 'Integrated Residential Development' (as defined by the Auckland Unitary Plan – Operative in Part).²

²

A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.

4.3 The retirement village will comprise:

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



Figure 2 – Aerial view of the Project (Source: Warren & Mahoney – Architectural Drawings).

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

4.5 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 Half Moon Bay Marina and local shopping precinct to the west. As shown on Figure 2, the Project includes an extension of this pedestrian network through the Site (adjacent the southwestern boundary), to improve public connectivity in the neighbourhood. An easement will be put in place to secure this outcome.

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

- (a) undertake further bulk earthworks to provide for suitable building platforms, and to accommodate the required in ground infrastructure;
- (b) undertake limited vegetation clearance on portions of the Site as further described in this application;
- (c) install network utility connections to relevant Auckland Council infrastructure; and
- (d) erect site security fencing and hoardings as appropriate, including project advertising and site identification.

4.7 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.

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

- (a) a temporary recreation centre and associated car parking spaces;
- (b) a show suite;
- (c) temporary advertising hoardings;
- (d) a temporary operations office; and
- (e) a temporary sales office.

4.9 s 9(2)(b)(ii)

4.10 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".

Consent / approvals required

4.11 Relevant local authorities: Auckland Council

Resource consent(s) / Designation required (click to place an "X" in the relevant box / s):

- | | | |
|--|--|---|
| ☒ Land-use consent | ☐ Subdivision consent | ☐ Coastal permit |
| ☒ Water permit | ☒ Discharge permit | ☐ Designation |
| ☐ Alteration to designation | | |

- 4.12 Summerset seeks all necessary consents for the Project. Summerset considers the following resource consents are required under the Auckland Unitary Plan (Operative in Part) 15th November 2016 (the Unitary 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 ³	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: • 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: • E7.6.1.10(1)(d), • E7.6.1.10(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)

³ Unitary Plan Definition: A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.

RELEVANT PLAN / STANDARD	RELEVANT RULE / REGULATION	REASON FOR CONSENT	ACTIVITY STATUS	LOCATION OF PROPOSED ACTIVITY
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 on the northern boundary
Auckland Unitary Plan (OIP)	E40.4.1(A24)	The construction of the Project will exceed the permitted 24month period pursuant to E40.4.1(A20).	Restricted Discretionary Activity	Whole Site.

4.13 Resource consent is also required under Regulation 9 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("**NES-CS**"), as a Controlled Activity, to disturb soil that has the potential to be contaminated.

4.14 The Project does not include any activity that is a prohibited activity under the Resource Management Act 1991 ("**RMA**"), its regulations, a Plan or Proposed Plan.

Relevant zoning, overlays and other features

4.15 The Site is zoned Residential – Mixed Housing Suburban ("**MHS**") under the Unitary Plan (Figure 3).

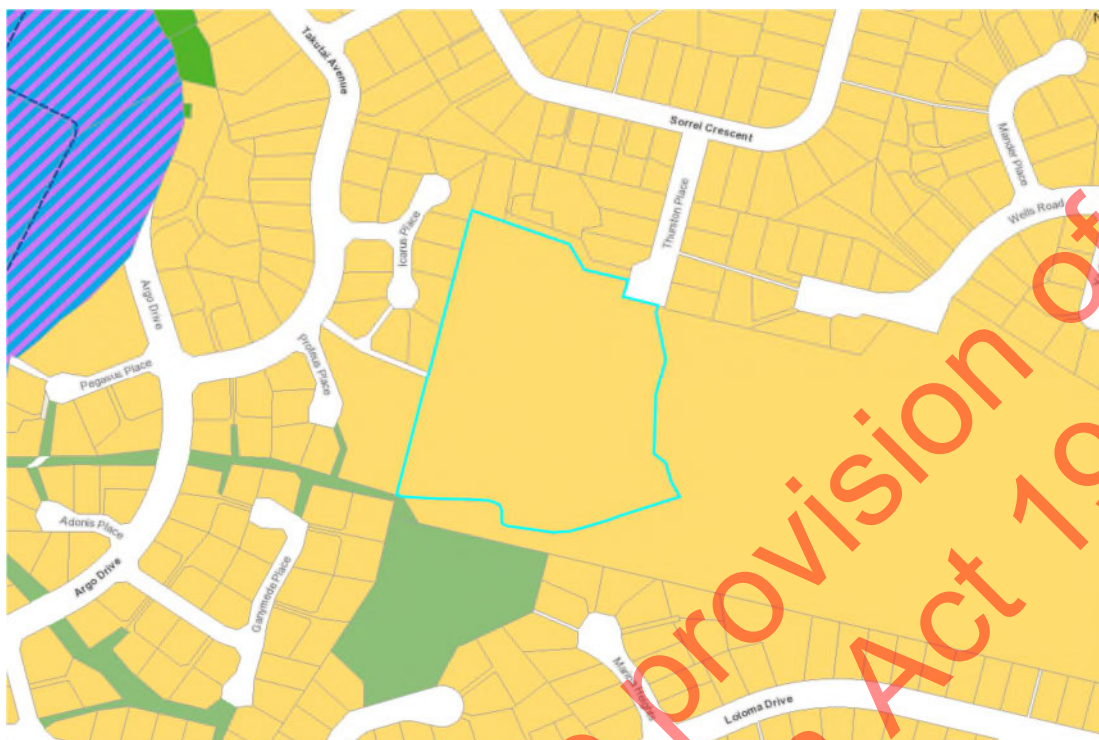


Figure 3 – Zoning of the Site relative to the surrounding environment (Source: Auckland Unitary Plan Maps).

- 4.16 The MHS Zone is the most widespread residential zone in Auckland covering many established suburbs and some greenfield areas. The zone is applied to 'standard' residential sites occupied by one or two storey dwellings, as well as to large landholdings, including land that is vacant, and that which is occupied by substantially larger scaled built forms and intensive activities, including retirement village (integrated residential development) activities.
- 4.17 Large relatively flat sites are very rare in the existing urban areas of Auckland. Prior to Summerset acquiring the Site it had been actively looking for a site in this location for several years. Based on Summerset's research, there are no other available sites in this community suitable for a comprehensive care retirement village.
- 4.18 The widespread nature of the zone encapsulates a variety of site sizes and building typologies, and in doing so, acknowledges the presence of (and ability of the zoning to accommodate) larger scale development, which is typically located on larger sites within the zone. These developments, together with the more 'standard' residential developments (and associated built form, which is generally two storey detached and attached housing in a variety of types and sizes) are provided for to facilitate housing choice, and currently form part of the overall zone characteristic.
- 4.19 In providing for intensification (with no intensity constraint), the zone envisages a variety of forms of residential development (in addition to the prevalence of one or two storey, mainly standalone buildings which generally occurs in the zone), particularly where:
- (a) the size of the site and its context enable the land to be utilised in a more efficient manner;
 - (b) the effects on neighbouring sites can be managed through quality design, building setbacks, and integrated landscaping; and
 - (c) the development can occur in a way which maintains a reasonable standard of amenity.

4.20 To manage the effects of intensification, the zone requires resource consent as a restricted discretionary activity for Integrated Residential Developments (and for four or more dwellings per site) and for the buildings associated with such activities. The design and layout of development is required to be assessed through such a consent process to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site, to determine whether it:

- Achieves / is in keeping with the planned suburban built character of the wider zone;
- achieves attractive and safe streets and public open spaces;
- manages the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieves high quality on-site living environments.

4.21 In terms of overlays, controls, or designations, the following apply to the site:

- (a) Controls: Macroinvertebrate Community Index - Native; and
- (b) Controls: Macroinvertebrate Community Index - Urban.

4.22 These 'controls' relate to objectives and policies concerning the management of freshwater and sediment quality, the maintenance and improvement of the mauri of freshwater, the management of stormwater and wastewater networks to protect public health and safety, and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality. They do not introduce any particular standards to be complied with.

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project

4.23 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.

4.24 Summerset purchased the Site in October 2020.

4.25 The previous owner, Be Half Moon Bay Holdings Limited, obtained resource consents BUN60082681, LUC60290675, WAT60276329 on 6 September 2017. This bundled consent provided for the construction and operation of an Integrated Residential Development (retirement village) containing 69 two and three bedroom independent living units and associated communal facilities. The consent provided for the construction of six connected 2-4 storey building forms arranged towards the western and northern boundaries of the Site.

4.26 The resource consent granted for Stage One was granted on 6 September 2017 and was identified as being for the first stage of the development of the Site for an integrated residential development, occupying some 13,000m² of the 28,895m² total site area. Related to that, the consent granted included extensive bulk earthworks (some 33,000m³ over an area of 15,550m²) to provide for the benching of the approved building platforms and access arrangements into the site contour and site establishment works, together with the diversion of groundwater and dewatering. The bulk earthworks authorised under the Stage One consent have been undertaken (Figure 4), with subsequent works to accommodate the final built form for the Project sought under this application. The Stage One consent has been partially given effect to, and is due to expire 6th September 2022. As the Stage One consent forms part of

the Project, it will be reconsented and therefore there will not be a need for the Stage One consent to be extended pursuant to Section 125 of the RMA.

- 4.27 The bulk and location of the Stage One approved development will be encapsulated and reconsented as a component of the overall Project.



Figure 4: Stage One Bulk Earthworks

Consents / designations by other parties

- 4.28 No resource consents or designations are required for the Project by anyone other than Summerset.

Other legal authorisations

- 4.29 No other legal authorisations are required for the Project.

Construction readiness

- 4.30 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.

4.31 s 9(2)(b)(ii)

4.32 s 9(2)(b)(ii)

s 9(2)(b)(ii)

4.33 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:

- (a) COVID-19 restrictions – potential limitation for work to occur on site depending on Alert Levels.
- (b) 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.

- (c) The availability of contractors. This may in turn affect Summerset's ability to use locally sourced contractors for the Project.
- (d) 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.
- (e) 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.

5. CONSULTATION

Government ministries and departments

- 5.1 No consultation has been undertaken with Government ministries and departments.

Local authorities

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

Other persons / parties

- 5.3 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.

6. IWI AUTHORITIES AND TREATY SETTLEMENTS

Iwi authorities

IWI AUTHORITY	CONSULTATION UNDERTAKEN
Ngāi Tai ki Tāmaki	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Maru	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. Ngāti Maru responded 24 September 2021, advising they do not require consultation on this project.

IWI AUTHORITY	CONSULTATION UNDERTAKEN
Ngāti Pāoa Trust	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Pāoa Board	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Tamatera	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Te Ata Waiohū	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Ngāti Whanaunga	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Te Ahiwaru - Waiohū	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Te Ākitai Waiohū	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Te Patukirikiri	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd September 2021 requesting confirmation of interest. No response received to date.
Waikato - Tainui	Letter sent 27 th August 2021. Response received advising their interest in the Project is deferred to local mana whenua.
Ngāti Tamaoho	Letter sent 27 th August 2021. No response received. Follow-up letter sent 22 nd 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 Ngāi Tai Ki Tamaki are the lead in this area from a cultural historical perspective.

Treaty settlement entities

TREATY SETTLEMENT ENTITY	CONSULTATION UNDERTAKEN
N / A	N / A

Treaty settlements

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

7. MARINE AND COASTAL (TAKUTAI MOANA) ACT 2011

- 7.1 The Project is not within a customary marine title or protected customary rights area.

8. ADVERSE EFFECTS

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions

Summary

- 8.1 As set out in further detail below, 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.

- 8.2 The key effects relate to those associated with:

- 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;
- The temporary construction effects (noise, vibration, dust, ground settlement, silt & sediment control, and construction traffic);
- The capacity of the network utility infrastructure, and implications of flooding and overland flow;
- The ecology of the Site;
- The operational effects of the retirement village activity (traffic, noise);
- Signage and hoardings; and
- The temporary sales office.

- 8.3 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.

Bulk and Location Effects

- 8.4 The Project complies with the bulk and location standards for the Mixed Housing Suburban zone, except for the 8m building height standard.

- 8.5 The design, layout, and setback of the proposed buildings on the Site, relative to the common boundaries with neighbouring properties, together with the existing (retained) and proposed landscaping, will mitigate any adverse effects to neighbouring properties arising from the height of the proposed built form in respect of building bulk dominance, shading, overlooking, and loss of privacy.

- 8.6 The consented Stage One development includes six connected 2-4 storey building forms arranged towards the western and northern boundaries of the Site. These approved elements, which form part of the receiving environment as an unimplemented consent have a common boundary with neighbouring residentially occupied land, and provide a visual buffer from the taller building elements of the Project that are located centrally and towards the south east portion of the Site, and well set back from any adjoining residential neighbours.
- 8.7 Relative to the residential properties to the north / northeast, the combination of the stepped building profile, the setback from the boundary in combination with the retained and proposed landscaping, provide substantial buffering of the height of the proposed built form and assist in ameliorating the scale of the stepped profile of the taller building elements, which present their short ends to the northern boundary and the cul-de-sac head of the street (Thurston Place), from which the Site is accessed.
- 8.8 In terms of the adjoining properties to the east (the playing fields of the Pigeon Mountain Primary School) and south (Kaniere Park - Open Space Informal Recreation), the combination of the building setback / physical separation, and the stepping of the building form relative to the site contour, as well as the retention of existing vegetation and proposed native revegetation within the Site and at the interface with these properties, mitigate the effect of the height of the taller building elements proposed. This situation similarly applies to the residential properties to the south of Pigeon Mountain Primary School within the Marina Heights cul-de-sac.
- 8.9 The relationship of the bulk and scale of the Project with the neighbouring properties and the wider landscape setting has been assessed by Boffa Miskell as part of the Assessment of Landscape and Visual Effects,⁴ who conclude that:

The significant size and proportions of the site enables the accommodation of a form of multi-storey development that steps above the permitted height of the zone in a way that will avoid adverse dominance and loss of residential privacy and amenity effects [...]

The architectural proposals, alongside retained and proposed vegetation (in particular the retained trees at the site's northern entry on Thurston Place (three London Plane trees) and to the sloping southern boundary (the retained stand of pine trees) will provide immediate and long term visual buffering, and proportional height and biodiversity, which enhance the Proposal and assist its integration with the established urban neighbourhood.

- 8.10 Overall, any effects from the infringement to the 8m height standard will have at most moderate-low adverse landscape and visual amenity effects.

Transportation Effects

Transportation effects from operation

- 8.11 The Project is supported with approximately 309 parking spaces for residents, visitors and staff, as well as being provided with sufficient on-site loading / servicing arrangements. All traffic movements will be undertaken via a combined vehicle crossing from the Site's frontage at the southern end of the Thurston Place cul-de-sac.

⁴

A copy of this assessment can be provided on request.

- 8.12 The capacity of Thurston Place, and the surrounding road network, has been reviewed by Stantec,⁵ who confirm that while the Project will generate a noticeable increase in traffic (as would any residential development of such a large site), such a volume of traffic is consistent with (if not less than) that of a standard residential development occurring on a site of this size, and can be readily accommodated with no mitigation or infrastructure upgrade required.
- 8.13 Further to this, relative to traffic generated by typical residential activity, the peak hour movements associated with residents, staff and visitors of a retirement village activity do not coincide with normal peak hour traffic movements due to the timing of the staff shift changes, and the typical behaviour of residents and visitors.
- 8.14 The proposed on-site parking arrangements (some 309 spaces) are approximately 50% greater than the minimum number of parking spaces required by the Transportation provisions of the Unitary Plan, and the manoeuvring arrangements internal to the Site are suitable for all vehicles accessing the Site. This will mitigate the prospect of off-site parking occurring.
- 8.15 Overall, the operational transport effects of the Project will not adversely affect the capacity of the surrounding road network, and the internal design of the village road network and parking capacity is appropriate.

Transportation effects from construction

- 8.16 Construction traffic to varying degrees will be present in the area over the years that the village is constructed, and will be temporary. The earthworks phase will involve some 33,050m³ of cut-to-waste and 5,435m³ of cut-to-fill. This can be compared with some 30,000m³ cut-to-waste earthworks that was undertaken as part of the enabling works for the consented Stage One development – which was undertaken in accordance with an approved Construction Management Plan and Construction Traffic Management Plan, consistent with standard practice – both being matters the subject of conditions of consent.
- 8.17 The Stantec assessment of the Project confirms that the impacts of construction traffic on the local road network can be accommodated within their design capacities, and that the local roads can accommodate the anticipated construction traffic without adversely affecting their function.
- 8.18 Summerset has experience in delivering these types of Projects across the country, with transportation effects from construction being appropriately managed by standard construction traffic management conditions, including the preparation and implementation of a Construction Traffic Management Plan.

Earthworks

- 8.19 The Project requires earthworks in order to create the future building platforms and for the creation of internal roading, associated batters, retaining walls, the installation of inground infrastructure, and the formation of interim stormwater attenuation basins to manage the silt and sedimentation effects of earthworks. Riley Consultants Limited have prepared an Engineering and Soil Contamination Assessment as part of the Proposal that considers the earthworks effects and how they will be managed.⁶
- 8.20 Earthworks effects will relate to their interim visual impact, noise and vibration, erosion and silt / sediment control, and dust management.

⁵ A copy of this assessment can be provided on request.

⁶ A copy of this assessment can be provided on request.

Visual impact

- 8.21 The proposed earthworks have been designed to bench the built form into the sloping site, consistent with that which has occurred to prepare the Site for the approved Stage One works. This approach will maintain the appreciable landform characteristics of the Site.
- 8.22 The temporary, moderate-low visual effects of the earthworks will be managed using standard construction management measures to ensure that worked land is not left exposed for extended periods of time, with the Site progressively occupied by built form, and landscaping (or if necessary relative to an unanticipated delay in construction, exposed areas will be grassed or mulched).

Erosion and sediment control

- 8.23 Erosion and sediment control, and the management of associated effects, are central to the proposed earthworks methodology, which will include specifically designed sediment, erosion, and dust control measures in accordance with the Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guideline Document 2016/005 (GD05). These measures will be designed to control sediment-laden runoff and prevent erosion of exposed ground within earthwork areas, and provide appropriate mitigation of the proposed land disturbing activities. The general principles and management measures to be adopted during the earthwork activities will be incorporated into an Earthworks and Sediment Control Plan.
- 8.24 Sediment controls for the Site will primarily involve the use of sediment retention ponds, decanting earth bunds, wheel wash, a stabilised construction accessway and lower perimeter controls. These devices will be designed to reduce the loading of sediment discharged from the Site into the wider environment, by allowing sediment to settle before it is discharged.
- 8.25 A proportion of the Site sediment control measures undertaken for the Stage One bulk earthworks are still in place, and these will be utilised and supplemented for the proposed bulk earthworks at the Site.

Contamination

- 8.26 An analysis of historical earthworks has determined the presence of legacy asbestos contamination within an existing stockpile and within a layer of demolition debris adjacent (arising from the previously consented earthworks). As summarised in the Engineering and Soil Contamination Assessment, a Detailed Site Investigation ("DSI") has been undertaken by Riley Consultants Limited,⁷ and prior to bulk earthworks being undertaken on site, a Site Management Plan ("SMP") will be submitted to Auckland Council for review and approval. The approved SMP is proposed to be referenced as a condition of consent under the NES-CS, and it will be informed by the outcomes of a validation and demolition debris investigation, the DSI, and other earlier site investigation and remediation reports. The SMP will provide guidance to the civil works contractor regarding site re-use and offsite disposal options for excavated soil, and will include protocols relating to the discovery of any unexpected contamination during the course of works.
- 8.27 A Site Validation Report will be produced following completion of bulk earthworks, which will include disposal receipts, soil validation results, compliance correspondence and unexpected discoveries during works. With these measures proposed, there will be no offsite adverse effects generated.

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A copy of this assessment can be provided on request.

Groundwater

- 8.28 The approved earthworks undertaken to establish the building platforms for Stage One involved groundwater drawdown, which was undertaken in accordance with an approved Groundwater Settlement Monitoring and Contingency Plan ("GSMCP"). The proposed earthworks will similarly encounter groundwater, with drawdown in the order of 400mm to 500mm along the north and west boundaries, and 600mm at the eastern boundary. The Engineering and Soil Contamination Assessment concludes that at the neighbouring dwellings, this calculated drawdown is expected to cause in the order of 1.5mm of differential settlement at a grade of approximately 1(V):6000(H), which is substantially less than the maximum outlined in the NZ Building Code (B1 / VM4) of 1(V):240(H).
- 8.29 An updated GSMCP will be produced to include the additional works proposed and to ensure neighbouring properties remain unaffected by the Project. Correspondingly, the effects arising from the drawdown of groundwater can be readily managed with no appreciable adverse effects generated to neighbouring properties.

Conclusion on earthworks effects

- 8.30 With the mitigation proposed by Summerset (including intended conditions), the effects of the Project during the construction phase of the village will be temporary and acceptable. The management measures proposed in respect of contamination, the monitoring of groundwater, sediment and erosion control (and dust management) will control these effects to an acceptable and appropriate level. These measures will be secured by conditions of consent.

Stormwater effects

- 8.31 The Engineering and Soil Contamination Assessment describes the approach to the management of stormwater. The hydraulic modelling demonstrates that the gully in the southern portion of the Site overtops in storms in excess of a 10-year storm event, with an overtopping level of approximately RL 13.4m. Due to the potential flood risk with downstream properties, the stormwater management system will attenuate post-development runoff to pre-development levels up to and including the 100-year storm event.
- 8.32 Stormwater detention and attenuation from impervious areas within the Site will be achieved with on-site tanks and controlled outlet arrangements, with approximately 321m³ of detention storage to be provided to reflect pre-development flow rates. Stormwater quality will be managed through proprietary stormwater treatment devices, which will provide appropriate stormwater treatment before it is discharged to the public network.

Flooding Effects

- 8.33 Parts of the Site are identified on Auckland Council's GIS records as being traversed by overland flow paths, and the southern portion of the Site (corresponding to the open watercourse) is flood prone.
- 8.34 All overland flow paths through the Site will be appropriately managed to ensure pre-development boundary entry and exit points and flow conditions are maintained, and the site works, and location of buildings do not adversely affect these routes.
- 8.35 The proposed finished floor levels of the buildings are significantly higher than the potential 100-year flood levels, and the location of the buildings are remote from the flood extent.

Site servicing

- 8.36 The Engineering and Soil Contamination Assessment confirms that sufficient capacity exists for the provision of water and wastewater networks servicing the Site, and that with attenuation, the discharge of stormwater can be readily received by the existing utility network.
- 8.37 The infrastructure design proposed has been developed to achieve an acceptable outcome with regard to Auckland Council's Unitary Plan standards and Code of Practice requirements.

Ecological Significance and Ecological Values

- 8.38 An open watercourse flows along the part of the southern portion of the Site, which forms part of the network stormwater reticulation system, which is piped at either end. An Ecological Impact Assessment ("EIA") has been prepared by Boffa Miskell,⁸ which describes the terrestrial and freshwater values attributed to this. This assessment concludes that there are no valuable terrestrial indigenous ecological features on the Site, no valuable aquatic habitat on Site, and that the water course that is present is most likely ephemeral and of a very tolerant, modified condition, with little to no valuable fauna (fish and macroinvertebrates) or flora.
- 8.39 With no diversions or other direct interaction with the watercourse being proposed, the only potential adverse effect to this system, even while it has low value, is the potential to generate and discharge earthwork related sediment during preparatory earthworks. Given the history and current values on Site, there is little risk of an effect more than negligible and nothing that could not be suitably remedied or offset to a better than current condition through the measures proposed during the construction activities, and with the enhancement to the landscaping of the Site proposed.

Noise and Vibration Effects

- 8.40 Noise and vibration effects relate to those associated with construction activity, and the subsequent day-to-day operation of the village.
- 8.41 The scale and methodology of the proposed construction works are common for the type of development relative to its context within a residential area. Relative to noise and vibrations, the works will comprise mainly of excavation, compacting, piling, and concreting activities for foundations and the subsequent construction of structures.
- 8.42 In the context of receivers, the topography and the location of the proposed works / building footprints, together with the implementation of a Construction Noise and Vibration Management Plan, which puts in place protocols and procedures in respect of the nature of equipment to be used and the timing of construction activity, compliance with the Unitary Plan standards can be achieved. This has been confirmed by an Acoustic and Vibration Assessment prepared by Earcon.⁹
- 8.43 Operational noise from the activity occurring within the retirement village relates to that generated by mechanical equipment, the use of communal spaces (e.g. lounge areas / cafes and outdoor recreational activities), and internal traffic movements associated with access to the parking and servicing areas. Being a residential activity, there are no inherent noisy activities.

⁸ A copy of this assessment can be provided on request.

⁹ A copy of this assessment can be provided on request.

- 8.44 All mechanical plant (that is anticipated to be required) can be designed, selected, positioned and shielded to control noise at any receiver to comply with the standards – with the use of standard commercially available solutions. The location of the parking and associated manoeuvring areas are sufficiently remote from neighbouring boundaries and / or screened to achieve compliance with the Unitary Plan standards.
- 8.45 Overall, noise effects can be managed and compliance with the Unitary Plan standards can be achieved through conditions of consent.

Signage and hoardings

- 8.46 The Project includes identification / naming signage to be erected at the front boundary of the Site, which exceed the permitted standards (which allow for a sign of 0.33m²). The signs will be incorporated into new entrance gate structures and are considered to be appropriate with reference to the immediately surrounding residential environment.
- 8.47 During construction, the Site boundaries will be fenced with a combination of hoardings for security. Temporary signage will be incorporated within these hoardings towards the Site frontage, and a single free-standing sign will be erected adjacent to the Site entrance. These signs are typical across Auckland for a retirement village of this nature, and are proposed to contain graphics to communicate the nature of the village to be developed, and display / explain the types of accommodation available, as well as contain contact details for Summerset. These signs will be in place during the construction of the village, and during that timeframe will be refreshed with imaging and information.
- 8.48 The location and nature of these signs and the form of advertising, and identification for a large site is not uncommon, and when undertaken comprehensively (as proposed) can provide visual relief to the construction activity, as well as avoid a proliferation of uncontrolled contractor hoardings. The signs will be oriented to the road frontage and away from neighbouring properties. The signage will be legible and convey simple messages and images, and will not implicate traffic or pedestrian safety, or neighbouring residential amenity.

Temporary sales office

- 8.49 During the various stages of construction, the Site will accommodate a display suite and operations / sales office, with the administration function of these being an ongoing element of the activity. The activity generated by these facilities will be indistinguishable from those associated with the day-to-day activities occurring on the Site, in conjunction with staff, resident and visitor movements.

Greenhouse Gas Emissions

- 8.50 Summerset villages efficiently utilise land, and sustainability is central to the construction and design of its villages. The proposed retirement village has advantages over traditional lower density development in reducing greenhouse gas emissions.
- 8.51 Summerset is New Zealand's first retirement village operator to be Toitū carbonZero certified and is a member of the Climate Leaders Coalition. Through its membership of the Climate Leaders Coalition Summerset has set a science-aligned reduction target of 62% by built area by 2032. To achieve emissions reductions targets Summerset has developed a Greenhouse Gas Emissions Management and Reduction Plan, with a carbon reduction roadmap that identifies the key initiatives required over the next 10 years to achieve science-aligned targets.

- 8.52 Summerset is also member of the New Zealand Green Building Council. All unavoidable emissions are offset and there is an ongoing plan to reduce carbon emissions, with a goal to reduce operational emissions intensity by 5% by 2022.
- 8.53 Summerset is the first retirement village operator in New Zealand to link sustainability to its lending arrangements, recently incorporating a Sustainability Linked Loan of \$700 million, which demonstrates its long-term commitment to waste minimisation and emissions reduction targets.
- 8.54 Summerset 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.
- 8.55 The majority of the bulk earthworks required for the Project have already been completed under the Stage One consent. This means that the Project is expected to have fewer construction traffic movements and resultant emissions relative to a comparable project of its scale.
- 8.56 As compared to traditional residential development, the village is inherently a lower generator of vehicle movements, minimising resultant emissions. The village will have a village van that is utilised for group outings and several EV charging stations, thereby further minimising vehicle movements and emissions by residents. There are also a range of amenities provided on-site that reduce the need for residents to travel.
- 8.57 Summerset takes pride in the landscaping of its villages and will provide extensive landscaping throughout the Site (including specimen trees) which is maintained by full time onsite gardeners. That new flora will have the effect of absorbing carbon (carbon sink) from the atmosphere.
- 8.58 In terms of the village day-to-day operations, Summerset has goals in place to reduce carbon emissions in five target areas and this includes initiatives in new developments such as the Project, as set out below:
- (a) energy, where key initiatives include;
 - (i) emission friendly designs;
 - (ii) seeking carbon neutral electricity suppliers; and
 - (iii) electric pool covers to keep heat in the heated pools.
 - (b) waste, where key initiatives include;
 - (i) village design layouts that include effective waste management;
 - (ii) green waste collections; and
 - (iii) supplier take-back schemes.
 - (c) paper;
 - (i) moving paper-based records online;
 - (ii) printers with FollowMe printing to cut down on unclaimed printing; and

- (iii) double sided printing on default.
- (d) travel; and
 - (i) Zoom video-conferencing facilities;
 - (ii) improved travel planning; and
 - (iii) ride sharing.
- (e) fertilisers - selecting environment-friendly fertilisers for garden maintenance.

9. NATIONAL POLICY STATEMENTS AND NATIONAL ENVIRONMENTAL STANDARDS

General assessment of the project in relation to any relevant national policy statement and national environmental standard

9.1 The National Policy Statements and National Environmental Standards that are relevant to this Project are the:

- (a) National Policy Statement on Urban Development ("**NPS-UD**").
- (b) National Policy Statement for Freshwater Management ("**NPS-FM**").
- (c) New Zealand Coastal Policy Statement ("**NZCPS**").
- (d) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.
- (e) National Environmental Standards for Freshwater ("**NES-F**").

NPS-UD

9.2 The NPS-UD came into effect on 20 August 2020. The NPS-UD applies to planning decisions by any local authority that affect an urban environment. The NPS-UD directs decision makers to give effect to the objectives and policies of the NPS-UD, which recognise the national significance of:

- having 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; and
- providing sufficient development capacity to meet the different needs of people and communities.

9.3 The aim of the NPS-UD is to ensure that planning decisions enable the sufficient supply of housing that is needed to meet demand, and improve the general affordability of housing around the country. Auckland is identified by the NPS-UD as being located within a Tier 1 high-growth urban environment.

9.4 The objectives and policies that are relevant to the Project are:

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.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

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.

Objective 6: Local authority decisions on urban development that affect urban environments are:

- integrated with infrastructure planning and funding decisions; and
- strategic over the medium term and long term; and
- responsive, particularly in relation to proposals that would supply significant development capacity.

9.5 The corresponding relevant policies of the NPS-UD include:

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - (i) meet the needs, in terms of type, price, and location, of different households; and
 - (ii) enable Māori to express their cultural traditions and norms; and
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (e) support reductions in greenhouse gas emissions; and
- (f) are resilient to the likely current and future effects of climate change.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement.
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

- (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
- (ii) are not, of themselves, an adverse effect.
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1).
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity.
- (e) the likely current and future effects of climate change.

9.6 The Project will give effect to these objectives and policies in the following ways:

- (a) The Project will utilise a site that is zoned for urban / residential development.
- (b) The Project will provide for social and economic wellbeing through the provision of a diverse range of accommodation for the elderly population, which in turn will free-up existing housing stock and therefore assist with fulfilling housing demand in Auckland.
- (c) The Project will contribute to the overall supply of housing in the district, thereby contributing to housing affordability, and will contribute to the creation of a well-functioning urban environment, which adds variety to the accommodation options for the elderly.
- (d) The scale and form of the buildings proposed is appropriate in relation to the context of the site and the surrounding urban environment, and is consistent with the outcomes required by the NPS-UD.
- (e) The form and intensity (and layout) of the Project is consistent with a well-functioning urban environment, and will contribute to meeting the requirements of the NPS-UD to provide for, and realise, development capacity.

9.7 Overall, it is considered that the Project is strongly aligned with the objectives and policies of the NPS-UD.

NPS-FM

9.8 The NPS-FM provides local authorities with an updated direction on how to manage freshwater in a way that gives effect to Te Mana o te Wai, including new requirements for improving (and avoiding degradation of) the quality of streams.

9.9 The objectives and policies that are relevant to the Project are:

Objective 1: The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and well-being of water bodies and freshwater ecosystems
- (b) second, the health needs of people (such as drinking water)

- (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.

Policy 2: Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.

Policy 3: 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.

Policy 5: Freshwater is managed through a National Objectives Framework to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.

Policy 9: The habitats of indigenous freshwater species are protected.

Policy 13: 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.

Policy 14: Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.

Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.

9.10 The Project has been assessed with reference to the relevant objectives and policies of the NPS-FM, and is considered to be consistent with the outcomes that are sought in respect of freshwater management:

- No changes are proposed to the open watercourse that traverses the southern boundary of the Site (except for enhancement planting and the removal of weed species).
- The proposed landscaping and removal of weed species adjacent to the open watercourse will continue to protect its health and mauri, and in doing so, protect the health and well-being of the wider environment.
- Best practice sediment and erosion control measures will be adopted to ensure that contaminants are not discharged into the open water course.
- An Ecological Effects Assessment has been undertaken, which confirms the Project will have very low adverse effects on the watercourse's ecological values.
- The life-supporting capacity, ecosystem processes and indigenous species (including their associated ecosystems) of the open watercourse will be maintained.
- Summerset is committed to ongoing engagement with tangata whenua in respect of managing freshwater values.

- 9.11 Overall, the Project is considered to be consistent with the outcomes sought to be achieved by the NPS-FM.

NZCPS

- 9.12 The Site is inland from the coast, and the Project has no impact on the coastal environment given its location.

NES-CS

- 9.13 The NES-CS is relevant to the Project. Both a Preliminary Site Investigation and Detailed Site Investigation have been undertaken for the Site. The conclusion of those assessments is that a resource consent is required under the NES-CS as a controlled activity.

NES-F

- 9.14 The NES-F regulates certain activities that pose risks to freshwater and freshwater ecosystems. With regards to the Project, the relevant standards of the NES-F relate to the protection of urban and rural streams from in-filling. No filling or changes are proposed to the open watercourse within the southern part of the Site (except for enhancement planting and the removal of weed species).
- 9.15 No other standards of the NES-F are considered to be relevant to the Project. No consents are required under the NES-F. Overall, the Project is consistent with the NES-F.

10. PURPOSE OF THE ACT

Project's economic benefits and costs for people or industries affected by COVID-19

- 10.1 As discussed in further detail below, s 9(2)(b)(ii)

Economic benefits during construction

- 10.2 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.¹⁰
- 10.3 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.¹¹ 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

¹⁰ Construction factsheet: January 2021, COVID-19 economic update, MBIE.

¹¹ Construction factsheet: January 2021, COVID-19 economic update, MBIE.

support payments and the highest number of jobs of any sector.¹² With the longest lockdown to date still ongoing in Auckland, further impacts are anticipated on construction businesses.

10.4 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 (eg for airlines, airports, tourism, retail and hospitality).

10.5 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.

10.6 s 9(2)(b)(ii)

10.7 s 9(2)(b)(ii)

10.8

Economic benefits during operation

10.9 s 9(2)(b)(ii)

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

10.10 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.¹⁴ 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

¹² Construction factsheet: October 2020, COVID-19 economic update, MBIE; A Better Way Forward – Building the Road to Recovery Together – Construction Sector COVID-19 Recovery Study, Deloitte, January 2021, at page 23.

¹³ New Zealand Aged Care Workforce Survey 2016, at 3.

¹⁴ COVID-19's impact on women and work, Stats NZ, 4 November 2020.

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.¹⁵

- 10.11 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.
- 10.12 Summerset will also seek to recruit locally where possible, and will engage a range of local contract resources.
- 10.13 The provision of healthcare through the Project would be efficient due to factors such as:
- (a) Earlier identification of health problems as residents are regularly assessed.
 - (b) Reduced emergency or unnecessary call outs with assessments accessible on Site.
 - (c) Centralised location for healthcare and social welfare services.
 - (d) Lower healthcare costs (hospital stays), and more efficient care with multiple people visited by healthcare professionals in the same location.
- 10.14 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 Auckland Council.
- 10.15 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

- 10.16 The economic impacts of the Project will include flow-on effects that arise indirectly from the construction and operation of the retirement village, these include:
- (a) s 9(2)(b)(ii) [REDACTED]
 - (b) increased business for local firms and industries supplying goods and services to the retirement village during the construction phase and thereafter during the future village operation;
 - (c) salaries earned by local residents being spent on purchasing household goods and services, boosting the regional economy;

¹⁵

COVID-19's impact on women and work, Stats NZ, 4 November 2020.

- (d) increased housing both through the provision of new housing in the retirement village and the release of usually large family homes which are released back on the market for more efficient use;
- (e) "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 who live outside the Half Moon Bay area;
- (f) increased household incomes flowing through the local community; and
- (g) possible increased visitor benefits.

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

10.17 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:

- (a) 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.
- (b) 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.
- (c) 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.

10.18 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.

10.19 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.

10.20 Summerset retirement villages have a higher population density than traditional residential development, with Summerset villages typically at a density of approximately 40 per hectare (as opposed to the highest density of 27 per hectare in Auckland). 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

Comparison of FTCA and RMA processes

- 10.21 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.
- 10.22 The advice from Summerset's technical experts supports the Project being processed on a non-notified basis, however as Summerset has experienced on other projects within Auckland, the Council may ultimately take a conservative or different view to Summerset's experts and elect to limited notify (as occurred with the Stage 1 consent) or even publicly notify the application. Notification significantly increases delays and the likelihood of an Environment Court appeal.
- 10.23 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.
- 10.24 Summerset's recent experience with its St Johns and Lower Hutt villages 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 despite being consented largely as proposed at lodgement. 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.
- 10.25 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:
- (a) Seasonal constraints:
 - (i) 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.

- (ii) 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.
 - (iii) 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.
- (b) Supply chain constraints:
- (i) 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.¹⁶ These pressures are expected to continue to escalate over time, particularly coming into the 2021-2022 summer construction period.
 - (ii) 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.¹⁷ Increased costs could potentially mean that the Project feasibility and design would need to be revisited.
 - (iii) 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.

Employment / job creation:

10.26 s 9(2)(b)(ii)

10.27 As detailed above, there are also likely to be flow on effects from the Project for employment and job creation in:

- (a) local firms and industries supplying goods and services to the retirement village during the construction phase and thereafter during the future village operation; and

¹⁶ Construction factsheet: January 2021, COVID-19 economic update, MBIE.

¹⁷ The cost of construction inflation of the next 6-12 month period could be more than 4.5%.

- (b) "new money" coming into the area with residents and staff relocating from outside the area, and spending by relatives and friends of the village residents who live outside the Half Moon Bay area.

10.28 Bulk earthworks and then civil infrastructure construction will start almost immediately after receiving resource consent, with the village construction as a whole being completed in stages over approximately a 5 - 7 year period.

10.29 In the initial stages, the construction of the village main amenities building and care buildings will follow the completion of the earthworks, followed by construction of the independent living unit (apartment) buildings.

10.30 Summerset does not directly procure any materials, furniture or equipment from overseas. All materials are sourced from the region's suppliers and construction is undertaken by New Zealand based contractors. As set out above, where possible Summerset seeks to source materials locally and a significant portion of construction spending is on local contractors and suppliers.

10.31 s 9(2)(b)(ii)



10.32 s 9(2)(b)(ii)



10.33 s 9(2)(b)(ii)

10.34 As well as the direct employment generated from construction, there will be significant indirect employment. Summerset purchases supplies and services and engages numerous contractors, including wholesale and retail building supplies, design, technical consultant input, legal, telecommunications, administrative and accounting services.

10.35 Since the vast majority of Summerset's contractors and materials are purchased locally, the benefits of this investment and employment will remain in the local economy.

10.36 More broadly, constructing a new retirement village generates hundreds of construction jobs and millions of dollars in GDP. This supports more jobs within supplier industries and in turn enables construction workers to spend their income in the regional economy.

10.37 s 9(2)(b)(ii)

Housing supply

10.38 As outlined above, 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

10.39 The Project is to be located within a large vacant site, which is zoned for urban development and intensification.

10.40 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.

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

10.42 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.

- 10.43 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.
- 10.44 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.
- 10.45 Summerset build and maintain their own infrastructure, being drains, roads, gutters and other capital requirements within the village. s 9(2)(b)(ii)
- 10.46 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.
- 10.47 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

- 10.48 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. s 9(2)(b)(ii)

- 10.49 s 9(2)(b)(ii)

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

- 10.50 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.
- 10.51 The Project will maintain this watercourse and enhance the ecology through improved landscaping of its edges.

Minimising waste and contributing to NZ's efforts to mitigate climate change and transition more quickly to a low emissions economy (in terms of reducing NZ's net emissions of greenhouse gases)

- 10.52 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.

- 10.53 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.
- 10.54 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.
- 10.55 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.
- 10.56 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 lower density large dwellings to be constructed.
- 10.57 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

- 10.58 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.
- 10.59 To date, Summerset has not received any feedback from iwi regarding historic heritage of the Site.
- 10.60 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

- 10.61 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 benefits

- 10.62 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 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.
- 10.63 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.

10.64 s 9(2)(b)(ii)

- 10.65 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.
- 10.66 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

- 10.67 There is no potential for the Project to have significant adverse environmental effects. As outlined in section 8 above, adverse effects will be appropriately avoided, remedied or mitigated through both the design of the village and through conditions.

11. CLIMATE CHANGE AND NATURAL HAZARDS

- 11.1 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.
- 11.2 The Auckland Council GIS indicates that most of the Site is clear of any flooding risk except for lower lying area adjacent to the open water course at the southern end of the Site. The location of the proposed buildings, and their floor levels are not implicated by the prospect of a flood event, or overland flows which traverse part of the Site.

12. TRACK RECORD

12.1 s 9(2)(b)(ii)

s 9(2)(b)(ii)



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