



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: Proposed Retirement Village, Park Avenue, Waikanae
Application number: PJ-0000725
Date received: 01/12/2020

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 (Waikanae) Limited

Contact person: Jacob Burton

Job title: Senior Solicitor

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Russell McVeagh, Vero Centre, 48 Shortland Street, PO Box 8, Auckland 1140, New Zealand

Address for service (if different from above)

Organisation:

Contact person:

Job title:

Phone:

Email:

Email address for service:

Postal address:

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

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

28 and 32 Park Avenue, Waikanae, Wellington, 5036, New Zealand

28 and 32 Park Avenue Waikanae Wellington 5036 New Zealand

Legal description(s):

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

Secs 17-20 SO 505441 and Lot 2 DP 27407

Copies of the above records of title can be provided on request.

Registered legal land owner(s):

The Applicant, Summerset Villages (Waikanae) 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's legal interest in the site is as owner, therefore the applicant is in a position to undertake the work required for the project.

Further information located in the application for referral **attached**.

Part III: Project details

Description

Project name: Proposed Retirement Village, Park Avenue, Waikanae

Project summary:

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

The project is the development of 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 village will comprise:

1. 217 independent living units (cottages, villas and Louisville and Over / Under townhouses) in various configurations as shown in the application plans;
2. a "Main Building" that will house 56 assisted living suites, 20 memory care suites, 43 care beds and associated staff and administrative functions;
3. a range of resident amenities such as a bowling green, café, restaurant, swimming pool, library, recreation centre, cinema and residents shop;
4. internal circulation and parking provision; and
5. extensive site landscaping.

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

1. Undertake earthworks to enable the Project on the Site by creating roading access, creating a suitable building platform comprising of two level terraces, and assorted works for the construction of required infrastructure (e.g. underground infrastructure and stormwater ponds);
2. Undertake vegetation clearance on portions of the Site as further described in this application;
3. Undertake site remediation works in the form of extensive landscaping and ecological mitigation of the areas that were cleared and earthworked;
4. Provide for the potential establishment of reserves along the south-western and eastern boundaries of the Site to provide for public access through the Site and to provide for amenity protections;
5. Provide a pedestrian linkage from the Village to the Cycleway, Walkway, Bridleway ("CWB") Network;
6. Establish a new primary access to the village from Park Avenue. In order to provide this linkage, it is proposed to demolish the existing property at 28 Park Avenue;
7. Create a secondary exit only route from the village to an extension of Ferndale Drive;
8. Create two stormwater ponds for the attenuation of stormwater from the Site; and
9. Establish limited signage at the main entry to the village along with two temporary advertising billboards.

As a result of the size of the Project, the village construction will be undertaken in stages. As detailed in the supporting Stantec assessment, it is proposed to share residents, staff and visitor access along with construction traffic from Park Avenue for the initial stages of the village, before potentially moving construction traffic to the proposed Ferndale Drive connection for the latter stages of construction.

The staged roll-out of the village also means that some temporary activities are required during the earlier phases of construction and before the main building is completed. These include:

1. A temporary recreation centre and associated car parking spaces;
2. A show villa;
3. A temporary operations office; and

4. A temporary sales office.

As the village construction rolls-out, and in particular following the construction and occupation of the main building, these temporary activities will be ceased and reverted to their ultimate use, and where necessary deconstructed.

Further information located in the application for referral **attached**.

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

The initial works will include an enabling works package, including a main access driveway from Park Road, vegetation clearance and initial archaeological investigations as well as further geotechnical investigations. The bulk earthworks and civils is expected to be finished within the first 3 stages of the six stage programme. High level programme indication is 5-6 months for bulk earthworks completion. A typical stage is 18 months, with the Project intending to be undertaken during a 5-7 year period. Note stages do overlap. The Main Building is intended to be completed by Stage 3.

Summerset has significant experience in developments of this nature and has financing 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 between any stages of development and completion of the Project as soon as possible will be Summerset's priority. In all respects the Project is "shovel ready".

Further information located in the application for referral **attached**.

Consents / approvals required

Relevant local authorities: Greater Wellington Regional Council, Kapiti Coast District Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
3.3 Secs 17-20 SO 505441 and Lot 2 DP 27407	Kapiti Coast District Plan	The Site is principally zoned Ng?rara, with a small portion zoned Residential (being the smaller residential property at 28 and the access strip at 32 Park Avenue	In terms of relevant overlays or notations, the following apply: - The Site is partly subject to the M2PP designation; - The Site is partly subject to a Special Amenity Landscape overlay; - The entire Site is located within the 'Coastal Environment' overlay; and	Small parts of the Site are subject to various flooding notations, notably the southern corner of the Site and 28 Park Avenue.

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
Kāpiti Coast District Plan	Rule 5C.4.2	For the development of a Neighbourhood Development Area within the Ngāpapa Structure Plan	Discretionary Activity	Whole site
Kāpiti Coast District Plan	Rule 5A.3.1.	Various non-compliances with bulk and location standards	Restricted Discretionary	Whole site
Proposed Natural Resources Plan	Rule R52A	Stormwater from new subdivision and development	Restricted Discretionary Activity	Whole Site
Proposed Natural Resources Plan	Rule R56	Investigation of, or discharges from contaminated land	Discretionary activity	Localised areas of the Site
Proposed Natural Resources Plan	Rule R101	Earthworks and vegetation clearance over 3000m2 in area	Discretionary Activity	Whole Site
Proposed Natural Resources Plan	Rule R108	Diversion of water into wetlands	Non-Complying Activity	Three locations across the Site
Proposed Natural Resources Plan	Rule R125	Structures within a Site identified in Schedule C of the Plan	Restricted Discretionary Activity	Waimeha Stream
Regional Freshwater Plan	Rule 5	Discharge of stormwater to freshwater	Discretionary Activity	Waimeha Stream
Regional Soil Plan	Rule 2	Soil disturbance exceeding 10,000m2	Restricted Discretionary Activity	Whole Site
Regional Plan for Discharges to Land	Rule 3	Discharge of contaminants not otherwise provided for	Discretionary Activity	Whole Site
NES Soil Contamination	Regulation 9	To disturb soil that has the potential to be contaminated	Controlled Activity	Small localised areas of the Site
NES Freshwater	Regulation 54	Earthworks within 10m of a natural wetland and diversion of water	Non-Complying Activity	Three locations across the Site
Kāpiti Coast District Plan	Rule 3A.3.1	For the clearance of indigenous vegetation protected in Schedule 3.2 of the District Plan	Restricted Discretionary Activity	Areas proposed for construction
Kāpiti Coast District Plan	Rule 3A3.4	Earthworks exceeding permitted activity standards	Restricted Discretionary Activity	Village platform, access roads and curtilage to provide for associated infrastructure
Kāpiti Coast District Plan	Rule 9A.3.4	For earthworks within a flood hazard (ponding) area	Restricted Discretionary Activity	A small area of the Site near Park Avenue

Kāpiti Coast District Plan	Rule 11E.3.1	For generating more than 100 vehicle movements per day	Restricted Discretionary Activity	Whole Site
Kāpiti Coast District Plan	Rule 11P.4.1	For non-compliance with the required car parking provision	Discretionary Activity	Whole Site
Kāpiti Coast District Plan	Rule 11E.2.1	For the construction of a new road	Controlled Activity	A short section of road linking the Site to an existing road at Ferndale Drive
Kāpiti Coast District Plan	Rule 12.C.2.1	For non-compliance with permitted activity standards for signage	Restricted Discretionary Activity	At three locations across the Site
Kāpiti Coast District Plan	Rule 12D.4.1	For non-compliance with noise standards	Restricted Discretionary Activity	At the Park Avenue frontage
Kāpiti Coast District Plan	Rule 11B.3.1	For non-compliance with water demand standards	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.

Applications have been made to both Kāpiti Coast District Council and Greater Wellington Regional Council in respect of the Project. Full copies of these applications can be provided on request.

Summerset has provided further information to both Councils to address information requirements, and has refined the Project to address potential environmental effects. Both applications are at the stage of the Councils making notification decisions, and final notification decisions have not yet been made.

Should the Minister refer this application, then the consents currently applied for will be withdrawn before a new application is lodged with an expert consenting panel.

Further information located in 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 / designations are required for the Project by anyone other than the Applicant.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

As the Site was associated with human activity prior to 1900, an archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014. The authority has been obtained. A copy of the authority can be supplied on request.

Further information located in the application for referral **attached**.

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 expects construction to commence within three months of receiving consent, with the Project developed in a staged manner over 5 - 7 years from commencement.

Works had been progressed to commence in February 2021 on the expectation that resource could be uplifted by the end of 2020.

s 9(2)(b)(ii)

Due to delays to date, a commencement date of February 2021 is no longer possible and further delays are expected to have a significant impact on completion of the Project. Summerset seeks to proceed with the Project as soon as possible and ongoing delays will have a significant impact on the Project. Further information on this is provided in the referral application **attached**.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Summerset has consulted with Waka Kotahi / NZTA in respect of the applications as lodged with the Councils. This has resulted in ongoing discussions between Summerset and NZTA, now focussing on potential conditions of consent that would address any issues of relevance to NZTA.

Further information located in the application for referral **attached**.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Summerset engaged in several pre-application discussions with both the Kāpiti Coast District Council and Greater Wellington Regional Council, in preparing its applications. Since lodging those applications, and in responding to further information requirements from each Council, Summerset has amended its applications as necessary through responses to those information requests and has continued to meet with the Councils as necessary.

Further information located in the application for direct referral **attached**.

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. Summerset is willing to meet with the District Health Board Portfolio Manager about the plans for the Project, including the award winning Memory Care Centre which forms part of the Project.

Further information located in the application for direct referral **attached**.

Detail all consultation undertaken with the above persons or parties:

N/A

Part V: Iwi authorities and Treaty settlements

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

Iwi authorities and Treaty settlement entities

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

Iwi authority	Consultation undertaken
Te ʔtiawa ki Whakarongotai	The Applicant has consulted with Te ʔtiawa. A record of that consultation is provided with this application. The consultation has resulted in Te ʔtiawa confirming that it considers its concerns resolved. Summerset has agreed to engage Te ʔtiawa in the preparation of Management Plans and monitoring requirements as required for the Project, along with agreeing to the presence of an Iwi representative during earthworks, as confirmed in the record of consultation.
Muaʔpoko	For the purposes of the application for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. Muaʔpoko have not been identified as an affected party by either Kōpiti Coast District Council or Greater Wellington Regional Council.

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 or protected customary rights area.

Protected customary rights areas

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

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

N/A

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 conditions of consent, and that, if referred, the input of parties through the Covid-19 Recovery (Fast-track Consenting) Act process will be appropriate to enable the expert consenting panel to make a fully informed decision on the Project.

In discussions with the Councils in relation to the applications, the three key effects raised by the Councils related to construction traffic and onsite ecological impacts on wetlands and Mahoe. In all respects, these can and should appropriately be addressed through conditions of consent:

1. Construction traffic - The level of construction traffic is entirely consistent with a residential development, as contemplated by the Site's zoning. An onsite cut and fill balance has been achieved for the Project to minimise heavy traffic movements. As supported by the ITA, and from Summerset's extensive experience with similar projects, this is an issue where conditions of consent can comfortably address any realistic concerns.
2. Wetlands – Summerset's expert ecological advice is that the impacts on wetlands are minor at worst, and potentially positive. While the GWRC officers have a different view, those issues can be addressed through the Expert Consenting Panel Stage, if the Project were referred. There is no need for further public input, particularly given the GWRC, Director General of Conservation and Forest and Bird would all be involved in the Expert Consenting Panel Stage.
3. Mahoe – The site has 3.3 hectares of Mahoe forest and comprises two distinct parts (Mahoe Area 1 and Area 2). The ecological assessment concludes that the Mahoe is a moderate value habitat. The Project would require the removal of 2.25 hectares of the Mahoe forest. It is not feasible to appropriately avoid or mitigate this effect, so in accordance with policy direction of the PDP, Summerset proposes restoration planting at a 1:2 ratio for Mahoe Area 1, and a 1:1.5 ratio for Mahoe Area 2. This will result in an offset total area of 3.64 hectares replanted for the loss of 2.25 hectares of forest. There is no need for further public input, particularly given the KDC, GWRC, Director General of Conservation and Forest and Bird would all be involved in the Expert Consenting Panel Stage.

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

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 Environmental Standards that are relevant to the 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.
5. National Environmental Standards for Freshwater.

The general 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:

As discussed in further detail in the Application for direct referral, the Project represents a significant investment in the local area through both the construction of the retirement village and its operation.

There will be significant investment in the local community of approximately \$150 million, providing jobs and significant flow-on economic benefits. 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. Once the village is operational, it will create 30 to 50 full time equivalent local jobs such as for caregivers and housekeepers. There will also be employment generated indirectly through demand on local services and suppliers for operating the village.

Further detail is contained in the **attached** application for referral.

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

The development of affordable retirement village dwellings such as those in the proposed village would help to reduce land demand pressure and make further residential housing available. This increase in housing supply will help to relieve pressure on the housing market and will contribute towards improved housing affordability in the long term. Affordable housing and the realistic prospect of home ownership for younger generations provides opportunity for more secure accommodation than renting, and long term investment opportunities.

The proportion of New Zealand’s population over 75 is also anticipated to grow rapidly over the next 48 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 in terms of carer burden that often falls on the working aged population.

Further detail is contained in the **attached** application for referral.

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

The Project has been significantly delayed through the RMA process on the basis of issues that can be satisfactorily resolved through conditions and that do not require the involvement of third parties. There have been no notification decisions made on either of the resource consent applications lodged with KCDC or GWRC, and both of these applications have now been placed on hold. The notification decisions have also not been referred to any independent commissioners. As notification has not occurred, there is no community expectation of involvement in the consideration of this Project and Summerset considers that it would be progressed in an appropriately rapid manner under the Act's process.

Further information is located in the application for referral **attached**.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

The Project represents an approximate \$150 million investment in the local area including providing jobs and significant flow-on economic benefits to the local community through the construction phase. This includes jobs in construction work as well as real estate operations.

There are also likely to be flow on effects from the Project for employment and job creation in:

1. local firms and industries supplying goods and services to the retirement village during the construction phase and thereafter during the future village operation; and
2. "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 Waikanae area.

Once the village is operational it is expected to directly create 30-50 full time equivalent local jobs in the village such as caregivers and housekeepers, as well as many more jobs indirectly through demand on local suppliers being used to provide goods and services required to operate the village. These positions are expected to be filled by workers living in the region and as outlined above, Summerset seeks to recruit locally where possible.

It is anticipated that approximately 10 Full time employed construction staff will be employed over the course of the Project. A further 50 -150 construction staff will also be employed during various stages of the works.

Further information is located in the application for referral **attached**.

Housing supply:

The Kōpiti Coast, including Waikanae, has seen significant development in recent years and is expected to continue to grow with the completion of Transmission Gully (in addition to the new Expressway). This has driven strong growth in the residential market with median prices in Waikanae increasing by approximately 46% since 2016.

As outlined above, the development of affordable retirement village dwellings such as those in the proposed village, would reduce land demand pressure and make further residential housing available as new village resident release their properties to the market, to be more efficiently used by families.

Further information located in the application for referral **attached**.

Contributing to well-functioning urban environments:

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. The Project has been assessed against the Ngāhara Structure Plan which applies to the Site and has been found to be consistent with the outcomes sought by the Structure Plan.

Further information is located in the application for referral **attached**.

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

The proposed village would contribute to improving housing infrastructure in the Waikanae area and through both construction and ongoing operations would increase employment outcomes and productivity also. On average, for every dollar spent on construction, around 77% to 88% is retained in the region and the remaining 12% to 23% is spent within the wider New Zealand economy.

Further information located in the application for referral **attached**.

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

The Project will preserve the wetlands and offer possibility for enhancement. The Project would result in changes to the hydrology of the wetlands to make them wetlands in perpetuity, rather than ephemeral. Existing plant communities are anticipated to naturally adapt to the changes over time, and this can be supplemented by remedial planting of native vegetation. As outlined above, the wetlands are expected to become more representative of indigenous wetlands over time as a result of this. Monitoring during and following completion of the works will confirm the extent to which any remedial planting is required, but the likelihood of any action being required following monitoring is low.

In addition, the creation of the enhancement wetland will result in an overall improvement in wetland habitat provided by the Project.

Further information located in the application for referral **attached**.

Minimising waste:

Please refer to the detail provided in the Climate change and emissions section below.

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 CEMARS (Certified Emissions Measurement and Reduction Scheme) 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.

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 drive elsewhere

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 that is large enough to accommodate multiple people and families, instead of necessitating further lower density large dwellings to be constructed.

Further information located in the application for referral **attached**.

Promoting the protection of historic heritage:

An Archaeological Assessment was undertaken on behalf of Summerset in April 2020 and this identified that there is reasonable cause to expect that earthworks on the Site will impact on both recorded and unrecorded archaeological deposits and on this basis will require an archaeological authority to be granted by Heritage New Zealand before commencing. This authority was subsequently granted on 17 September 2020.

Summerset has also engaged with Te Ātiawa ki Whakarongotai Charitable Trust and Muaupoko Tribal Authority and both iwi authorities have produced cultural value assessments for the Project. These are available upon request.

The Applicant has consulted with Te Ātiawa. A record of that consultation is provided with this application. The consultation has resulted in Te Ātiawa confirming that it considers its concerns resolved. Summerset has agreed to engage Te Ātiawa in the preparation of Management Plans and monitoring requirements as required for the Project, along with agreeing to the presence of an Iwi representative during earthworks, as confirmed in the record of consultation.

Further information included in the application for referral **attached**.

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 preventing a higher allowance. Further, if the home of a resident is destroyed by a disaster and it can't be rebuilt on the original site or in reasonable vicinity, they will receive the full market value of their home. Summerset also provides emergency water and power generation on site to ensure resilience for its residents through natural hazard events.

Other public benefit:

Information setting out the other forms of public benefit provided by the Project is located in the application for referral **attached**.

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. Adverse effects will be avoided, remedied or mitigated. To the extent that effects on the wetlands cannot be avoided, remedied or mitigated, comprehensive offsetting will be provided to ensure that there is no net loss of wetland habitat. Summerset will be proposing conditions that will appropriately address these effects.

Further information is included in the application for referral **attached**.

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 development of Summerset villages.

Further information is provided 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:

Local authority	Compliance/Enforcement Action and Outcome
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

01/12/2020

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