

ATTACHMENT 17 - Response to question regarding regional or national benefits of the project

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

Section 22(1)(a) requires that the project have significant regional or national benefits for a referral application to be accepted by the Minister. Section 22(2) sets out the criteria that the Minister may consider when determining this.

The project will have significant regional benefits including:

- aiding in Kāpiti achieving the future zoning pattern identified in the Wellington Region Future Growth Strategy by bringing forward the intended future urban use of the land;
- providing for an increase in housing capacity, including an increase in capacity for a much-needed aged-care housing typology; and
- providing a significant investment in the local area through both the construction of the retirement village and its operation. The construction period will require 481 FTE including construction workers, project managers, architects, engineers, and the operational phase will require 53FTE including caregivers and housekeepers. The project will provide indirect benefits for local businesses supplying goods and services to the retirement village during the construction phase and thereafter during village operation. The project will result in \$169m in Net Present Value to the Wellington Regional Economy (p7 of Attachment 6 EIA).

More detail is provided below and in response to questions with regard to the relevant criteria under Section 22(2).

(2)(a)(i): has been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list

The Site has been identified in the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" this was due to the location of the Site being surrounded by an established urban environment and the likely ease of the environment to cater for increased residential activity. More detail is provided later in the application.

(2)(a)(ii): will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure

While the project does not involve the direct delivery of new regionally or nationally significant infrastructure, the project will reduce strain on other key infrastructure systems and contribute to the more efficient and sustainable functioning of regionally and nationally significant infrastructure including by: reducing pressure on health infrastructure by providing on-site healthcare facilities that will reduce demand on existing healthcare facilities, optimising use of

existing housing stock by catering for Kāpiti's ageing population while freeing up existing stock for others, and the efficient integration with existing infrastructure networks.

(2)(a)(iii): will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020)

This proposal will provide an increase in housing development capacity for the Kāpiti Coast District, including an increase in capacity for a much-needed aged-care housing typology. This will cater for Kāpiti's ageing population while freeing up existing residential housing stock for others in the market. The proposed development will enhance the variety of living options, price points, and overall growth potential within Kāpiti Coast's senior residential market, contributing positively to the creation of a 'well-functioning' urban environment as required by the National Policy Statement for Urban Development 2020 as it will (with respect of the matters outlined in Policy 1):

- The development would enable the Kāpiti Coast community to provide for their social and economic wellbeing by achieving additional residential development capacity, and in particular the provision of additional retirement units for the district's growing elderly population cohort.
- The development would support the competitive operation of the Site and the development market generally by providing for additional residentially zoned land, in turn supporting housing affordability.
- The Site is well connected to nearby residential, commercial and open space areas through multi-modal transport options.
- Greenhouse gas emissions from vehicle traffic are being addressed through the provision of multi-modal transport to the Site, further, the removal of livestock from the Site will have benefits in terms of reduced methane emissions;
- Climate resilience is addressed in regard to stormwater management and flood risk which is being future proofed for climate change

(2)(a)(iv): will deliver significant economic benefits

The Project represents a significant investment in the local area through both the construction of the retirement village and its operation. It will generate significant direct and indirect employment in Paraparaumu and the wider Kāpiti Coast Region and lower North Island, particularly in the land development and construction industry, and operational employment (in terms of commercial development opportunities). More detail is provided later in the application.

(2)(a)(vii): will support climate change mitigation, including the reduction or removal of greenhouse gas emissions

The proposed retirement village will support climate change mitigation through a combination of design, location, and operational efficiencies that produce relatively low emissions in comparison to other residential developments of a similar size. Key elements include: the efficient use of the

area's existing urban infrastructure, low-emission building design and construction practices, improved biodiversity on the Site and carbon sequestration through planting and wetland restoration, and optimising use of existing housing capacity through freeing up family homes. More detail is provided later in the application.

(2)(a)(viii): will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards

The proposed retirement village will incorporate robust stormwater management strategies that support climate change adaptation and reduce risks associated with natural hazards. The Site can be suitably serviced from a stormwater management perspective, including by achieving hydraulic neutrality, providing on-site treatment, and ensuring flood risks are managed including up to a 1% AEP event (including the predicted impacts of climate change).

The project will 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, additional freeboard is provided in accordance with the NZ Building Code to meet 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. Due to Summerset's management model the resident would only need to deal with Summerset rather than EQC or other agencies post disaster. Summerset also provides emergency water, food, communications and power generation on Site to ensure resilience for its residents through natural hazard events.

In addition to managing natural hazard impacts through high quality village design, Summerset operates a comprehensive emergency response programme for its villages, recognising the heightened vulnerability that elderly residents have to natural hazards. This was called to action for its villages in Auckland and Napier/Hastings during the Auckland floods and Cyclone Gabrielle in 2023, during which Summerset was able to keep its villages operational and residents safe. Villages are also equipped with emergency power generators and satellite communications, to enable critical services to continue to operate for residents where utilities become compromised.

(2)(a)(ix): will address significant environmental issues

The proposed retirement village will address significant environmental issues, with a focus on resilience, biodiversity enhancement and sustainability. Key elements include: a stormwater management system designed to achieve hydraulic neutrality and provide on-site treatment, improved biodiversity and carbon sequestration through planting and wetland restoration, and the use of energy-efficient design features to reduce overall energy consumption and associated greenhouse gas emissions.

(2)(a)(x) is consistent with local or regional planning documents, including spatial strategies

While the Site is not currently zoned for residential development, the Site has been identified by the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority

greenfield growth area". This was due to the Site being surrounded by an established urban environment and the likely ease of the environment to cater for increased residential activity. The Site is subject to Private Plan Change 4 with a hearing set down for February 2026. The Plan Change includes a change of zoning to General Residential, and a Development Area Chapter that enables a retirement village subject to bespoke planning provisions including a Structure Plan. Should the rezoning be successful, the District Plan will specifically provide for the proposed activity on this piece of land.

(6): For the purposes of subsection (1)(a), the Minister may compare the activity involved in the project against the current and other likely uses of the space, taking into account—

the economic benefits and strategic importance of the proposed project; and

the likely impact of the proposed project on current and proposed marine management regimes; and

the environmental impacts of the competing activities.

The proposed use of the Site will provide significantly more economic benefits than the current rural lifestyle land use. The Site currently contains a barn and shed used in conjunction with the grazing of livestock. This proposal will provide an increase in housing development capacity for the Kāpiti Coast District, including an increase in capacity for a much-needed aged-care housing typology. This will cater for Kāpiti's ageing population while freeing up existing residential housing stock for others in the market. The Site is a small landholding for rural production purposes and as such, can only support rural lifestyle land uses rather than productive or intensive agriculture.