

Responsible Development Karori – additional consent conditions

Ryman Healthcare Limited – Proposed Karori Retirement Village

15 August 2022

Background

Ryman submitted proposed consent conditions for the proposed Karori village development dated 5 August 2022. These proposed conditions were discussed at a meeting between Ryman and Responsible Development Karori (RDK) on 9 August 2022.

At the meeting RDK expressed its disappointment that the proposed consent conditions represented the bare minimum that would be expected of any development and did not address any of RDK's substantive concerns with the proposed development.

Ryman stated that it had no intention to address the issues raised by Ryman in relation to the bulk, scale and design of the proposed village nor any of the environmental concerns raised by RDK.

However Ryman invited RDK to submit any additional consent conditions in relation to other matters.

In response to this invitation, RDK submits the following consent conditions to be considered as either updates to Ryman's proposed consent conditions dated 5 August 2022 or additional to Ryman's proposed consent conditions dated 5 August 2022. These updates and additional consent conditions are non-exhaustive and are submitted without prejudice to RDK's submission which seeks more material constraints on the Ryman development.

Updates to Ryman's proposed consent conditions dated 5 August 2022

- Point 5(f) “The circumstances when the consent holder shall offer the wash down of the exterior of all buildings within 50 metres of the site perimeter immediately adjacent dwellings to remove any potential construction-related dust, which shall be offered at least once every six months during the construction period and at the conclusion of the construction period.”
- Point 14 “The consent holder shall engage a suitably qualified, independent and experienced person to undertake the survey of the properties within 40 20 metres of where earthworks will occur on the site, where the property owner has given their written approval to a survey being undertaken.”
- Point 17 “Within six twelve weeks of the completion of all earthworks construction works on the site, and at such other times as reasonably requested by the property owner (such as where material damage has occurred or the property owner wishes to sell their property), the consent holder shall...”
- “...the consent holder shall be responsible for any repairs, reinstatement or other works to surveyed land, structures and buildings that can be reasonably attributed to construction activity and must complete any repairs, reinstatement or other works as soon as reasonably practicable but no later than six months after the completion of the relevant assessment survey.”

Provision to be included for property owners to engage their own experts for second opinion and a consequential dispute resolution process.

Point 37 Sunday and Public Holidays to be removed from table of construction noise limits. In accordance with point 41 there shall be no construction on construction works permitted on Sundays and Public Holidays.

Point 41 Construction works on Saturdays to be restricted to 9am and 3pm.

Additional consent conditions¹

1. Vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition to the satisfaction of the Team Leader Resource Consents as soon as is reasonably practicable, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms).
2. No heavy vehicle movements, or the use of heavy machinery requiring the user to hold a special licence, shall take place on Saturdays unless the nature of the work requires longer hours of work (e.g. concrete pours, internal works or works to catch up on delays) and where the prior approval in writing of the Team Leader Resource Consents has been obtained.
3. Earthworks shall not affect the stability of adjoining properties.
4. Artificial light from the site shall not result in added illuminance in excess of 8 lux measured from the window of any dwelling house. The level of light spill shall be certified by an appropriate lighting engineer within three months of commencement of operation on the site to ensure compliance with this level.
5. Except in emergencies, all service deliveries to the operational building B01, or within control of the Body Corporate, or for the general operation of the facilities, shall not enter the site between the hours of 10pm and 7am on any day.
6. The vehicular access point on Donald Street is to be widened such that large construction related vehicles are able to safely enter and exit the site in a single movement.
7. Sufficient parking for vehicles is to be provided within the site or otherwise at an off-site location to be provided by the consent holder during the construction period such that no trades vehicles are parked in the streets adjoining the site. Appropriate directives are to be provided by the consent holder to its employees and service providers that no parking in adjoining streets is permitted.
8. The consent holder is to offer to meet with all property owners and residents within 100 metres of the perimeter of the site once every six months during the construction period, or as reasonably requested by impacted property owners and residents, to ascertain the effects of the construction on property owners and residents and to agree reasonable actions to reduce or mitigate the effects. With the consent of the counterparty, the consent holder is to record the minutes of such meetings and any actions committed and submit these to the counterparty and to the Team Leader Resource Consents.
9. Sustainability measures:

¹ Points 1-5 are copied from the resource consent approval dated 5 Oct 2015 for Ryman's Bob Scott Village and therefore have been previously accepted as conditions by Ryman.

- a. Once operational, using electricity or other renewable energy source for all heating, hot water, cleaning and cooking on-site (i.e. no fossil fuel use).
- b. Maximising the capture and use of solar power across the site, installing such in accordance with industry best practice to avoid unintentional reflective glare to surrounding residences.
- c. Installing electricity storage on-site to avoid peak loads on the electricity network.
- d. Designing all buildings and appliances to a 6 star Greenstar building standard.