

# Annual Report to the Overseas Investment Office

**This Annual Report template sets out the required structure and content for reporting on your conditions of consent.**

We will rely on the information in this document to review and assess your compliance with the conditions of your consent. It is an offence to make a false or misleading statement or material omission in any information or document provided to the Overseas Investment Office (**OIO**) ([s46](#)).

Instructions:

- **Please do not remove the instruction text from this template.**
- Download this template from our [website](#) before each use to ensure you have the latest version.
- Review the brief guidance in each section of this template to ensure you supply us with the required information.
- Be concise and write in plain English – if after reviewing your report we need more information, we will ask you for it.
- The formatting of this template has been kept as simple as possible so that you can adapt it to suit your own information and document management systems. You can customise the template e.g. with your own logo etc.
- Tables, diagrams, maps, schedules etc should be added as appendices to your Annual Report rather than being inserted within this template.
- Contact the OIO if you have any questions about this template or your consent generally (+64 4 462 4490, [oio@linz.govt.nz](mailto:oio@linz.govt.nz)).

## Electronic Filing Requirements

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Your Annual Report must be submitted electronically. Documents should be provided in PDF form unless otherwise advised. Documents should be provided by link to a secure download site (preferred) or encrypted USB or CD/DVD (note: electronic media will be securely destroyed after use). If necessary, your Annual Report may be emailed to [OIOmonitoring@linz.govt.nz](mailto:OIOmonitoring@linz.govt.nz) (maximum 10MB per email).

Please ensure your PDF report is:

- 'Printed to PDF', or scanned and OCR'd (i.e. all text in the document can be copied)
- Free from security restrictions
- In colour (if the document contains colour)
- If scanned, at 300 dpi (where possible)

**Please do not provide a hard copy version of your report.**

## Consent Holder's Signature

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<Sign here> [ s 9(2)(a) ]	e.g. 01/01/2017 26th October 2021
[ s 9(2)(a) ] Head of Development	<b>Date</b>

## Summary of Key Information

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<b>Date consent granted</b>	10 July 2019 (as varied on 26 February 2021)
<b>Case number</b>	201900270
<b>Consent holder</b>	Metlifecare Limited
<b>Land/Asset</b>	Approximately 2,650m2 of sensitive land located at 37B Cobham Road, Kerikeri, Far North District, being Lot 1 DP 207338 (record of title NA135D/97)
<b>Report due date</b>	29 October 2021
<b>Report prepared by</b>	Metlifecare Limited / Bell Gully
<b>Contact details of preparer</b>	Bell Gully (Attention: Andrew Petersen / Elena Chang) Level 21, 48 Shortland Street, Auckland Central. Email: <a href="mailto:andrew/petersen@bellgully.com">andrew/petersen@bellgully.com</a> / <a href="mailto:elena.chang@bellgully.com">elena.chang@bellgully.com</a> Phone: +64 9 916 8622 / +64 9 916 8706

## Section A: Report on Conditions

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Please start a new page for each condition.

### **Condition 1: Increased housing outcome**

Set out condition wording as in consent.

1. The Consent Holder must use the Land for the construction and/or operation of a minimum of [redacted] independent living units in a long-term accommodation facility on the Land.

### **Second year reporting**

Include a brief summary of progress towards meeting the condition during the year.

Please attach other evidence such as photographs, maps, invoices, consents if this will help us to understand your report.

2. The Consent Holder confirms that it is using the Land for the construction of a minimum of [redacted] independent living units in a long-term accommodation facility on the Land.
3. The Consent Holder is progressing well with the planning of its development and meeting the condition set out above. The proposed development was submitted for resource consent to the Far North District Council and Northland Regional Council on [redacted] [ s 9(2)(b)(ii) ], as evidenced by the email correspondence attached as Appendix 01. The resource consent application includes, among other things (and as discussed further below), [ s 9(2)(b)(ii) ] [redacted]. The application is currently processing with Far North District Council and Northland Regional Council (as evidenced by the email correspondence attached as Appendix 02). The Consent Holder and Bay of Island Planning (the Consent Holder's planning consultant) are regularly checking in on the progress and answering any queries on the application.

## **Condition 2: Non-occupation outcome**

Set out condition wording as in consent.

4. None of the following people may occupy the land acquired under the standing consent for residential purposes:
  - (a) The Consent Holder.
  - (b) Any overseas person with a 25% or more ownership or control interest in any of the people in (a).
  - (c) Any overseas person who occupies the Land other than on arm's length terms<sup>1</sup>.
  - (d) Any overseas person who has a beneficial interest in, or beneficial entitlement to, the relevant interest in the Land.
  - (e) If (a) is a trust, any beneficiary (direct or indirect) who may benefit under the trust at the trustees' discretion.

### **Second year reporting**

Include a brief summary of progress towards meeting the condition during the year.

Please attach other evidence such as photographs, maps, invoices, consents if this will help us to understand your report.

5. The Consent Holder confirms that none of the people listed above are occupying the Land for residential purposes.

### Condition 3: Milestones

Set out condition wording as in consent.

6. You must complete the following milestones with regard to the development of the Land:

Milestone Condition	Date for completion
<p><i>Milestone 1</i></p> <p>Submission of resource consent for development</p>	[ s 9(2)(b)(ii) ]
<p><i>Milestone 2</i></p> <p>Commencement of construction of the independent living units</p>	[ s [redacted] [redacted] [redacted] [redacted] [redacted] ]
<p><i>Milestone 3</i></p> <p>Completion of construction of the independent living units</p>	[ s 9(2)(b)(ii) ]

### Second year reporting

Include a brief summary of progress towards meeting the condition during the year.

Please attach other evidence such as photographs, maps, invoices, consents if this will help us to understand your report.

7. The Consent Holder confirms it has satisfied Milestone 1. A resource consent application has been submitted to Far North District Council on 10<sup>th</sup> September 2021.
  8. As noted above, the Consent Holder has submitted a resource consent application to extend its current Oakridge Retirement Village [ s 9(2)(b)(ii) ]. This will involve the construction of a [ s 9(2)(b)(ii) ] at 37 Cobham Road, construction of [redacted] independent living units on the former RSA site at 37A Cobham Road and construction of [redacted] independent living units on the sensitive land located at 37B Cobham Road. A resource consent application has been submitted to the Northland Regional Council for the [ s 9(2)(b)(ii) ].
  9. A copy of the resource consent application can be found through the Dropbox link here:
  10. [ s 9(2)(b)(ii) ] The Consent Holder continues to work towards satisfying Milestone 2 and 3 by the relevant date for completion. [ s 9(2)(b)(ii) ]
- [redacted]
- [redacted]
- [redacted]
- [redacted] Based on this timeframe, the Consent Holder considers progress against Milestones 2 and 3 is tracking well.

## **Section B: Measuring benefit to New Zealand**

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This section is for you to provide the information we requested to enable us to measure the benefits you have brought to New Zealand through your investment (see paragraph 2 of the 'Reporting conditions' section of your consent).

Include a brief summary of the information requested, and attach photographs, spread sheets etc if this will help us to understand your report.

### ***Information required***

Set out information requested in consent

11. The Consent Holder does not consider this section to be relevant to this report as there was no request for information in relation to measuring benefits in the Notice of Decision.

### ***Information***

Include a brief statement of the information requested, and attach photographs, spread sheets etc if this will help us to understand your report.

12. Not relevant.

## Section C: Other information

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This section is for you to update the contact and other details you gave us when you applied for consent, to provide any other information you think will help us monitor your compliance with the conditions, and for you to make any special requests regarding confidentiality.

### Updated details

Several of the standard conditions that apply to your consent require you to tell us when particular events occur. For example, to tell us:

- when you have acquired the Land or Asset and provide details including about the price and acquisition structure,
- about changes that affect you, the people who control you, or people you control. For example, when an Individual Who Controls You ceases to be of good character, commits an offence or contravenes the law anywhere in the world, or becomes bankrupt,
- if your [NZ Service Address](#) changes.

We recommend you take this opportunity to double check that you have updated us as required. If not, use this section to tell us about changes.

### Other information

Include a brief summary of the other information you wish to provide, and explain its relevance to our monitoring of your compliance with conditions.

### Confidentiality

The OIO is subject to the Official Information Act 1982. Any request for confidentiality must make direct reference to the provisions of the Official Information Act 1982 that you consider justify the withholding of the information. Review our [website](#) and the [practice guidelines](#) issued by the Office of the Ombudsman before making a request.

13. The information provided in this annual report and any information relating to this annual report which is subsequently provided to the OIO (together, the **Reporting Information**) is strictly confidential and commercially sensitive.
14. Pursuant to sections 9(2)(b)(ii) and 9(2)(a) of the Official Information Act 1982, the Consent Holder requests that all Reporting Information be kept strictly confidential indefinitely. The release of any of that information (in whole or part only) is likely to prejudice the interests of the Consent Holder and, in respect of personal information regarding individuals, would fail to protect the privacy of those individuals.
15. If the OIO receives a request under the Official Information Act 1982 for the disclosure of any Reporting Information, the Consent Holder must be notified of that request in accordance with the OIO's usual policy and given an opportunity to be heard before any decision is made by the OIO regarding the release of such information.

## List of Appendices

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List all appendices attached to your Annual Report.

<b>Appendix 1</b>	Email correspondence re submission of resource consent application
<b>Appendix 2</b>	Email correspondence re allocation of resource consent application

Released under the Official Information Act 1982



**Appendix 1 – Email correspondence re submission of resource consent application**

Released under the Official Information Act 1982

**From:** [Jeff Kemp](#)  
**To:** [mailroom@nrc.govt.nz](mailto:mailroom@nrc.govt.nz)  
**Cc:** [Paul Maxwell](#); [Stuart Savill](#); [ s 9(2)(a) ]  
**Subject:** Metlifecare Oakridge Extension to Retirement Village [ s 9(2)(b)(ii) ] , Kerikeri  
**Date:** Friday, 10 September 2021 9:09:55 PM  
**Attachments:** [image002.png](#)  
[Resource Consent Application FNDC - Metlifecare 10.09.21 Final.pdf](#)  
[NRC Application 10.09.21 Final.pdf](#)  
[NRC Application Form Metlifecare September 2021.pdf](#)

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Hi there,

We are pleased to lodge our client's application , as attached , to extend their retirement accommodation [ s 9(2)(b)(ii) ] .

This application is lodged in conjunction with an application to the Far North District Council which is contained in the following link -

[ s 9(2)(b)(ii) ]

This forms the body on the information required for consents being sought from your Agency.

Can you please acknowledge the link has opened as it a large folder, and please send the RC Fee Invoice to our office in the first instance.

Please let me know if you need any additional information.

Many thanks,

Jeff

Jeff Kemp  
Director  
Bay of Islands Planning Limited  
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Kerikeri 0230  
Offices in Kerikeri and Kaitaia  
T 0+64 9 4075253 M 0274 457136  
E [jeff@bayplan.co.nz](mailto:jeff@bayplan.co.nz) OR [info@bayplan.co.nz](mailto:info@bayplan.co.nz)  
W [www.bayplan.co.nz](http://www.bayplan.co.nz)



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[EXTERNAL]

Released under the Official Information Act 1982

**Appendix 2 – Email correspondence re submission of resource consent application**

Released under the Official Information Act 1982

**From:** [Didi Paraone](#)  
**To:** [ s 9(2) ]  
**Subject:** RE: Resource Consent Application - 37 Cobham Road Kerikeri  
**Date:** Friday, 1 October 2021 3:25:34 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image011.png](#)  
[image012.png](#)  
[image001.png](#)

Hi [ s ]  
I can confirm there are no outstanding payments with regards to [ s 9(2)(b)(ii) ]  
[ (a) ]  
You have a lovely weekend.  
Kind regards



**Didi Paraone**

Senior RMA Support Officer

District Services, Far North District Council | 24-hour Contact Centre 0800 920 029

DDI +6494070412 | M +6494070412 | [didi.paraone@fndc.govt.nz](mailto:didi.paraone@fndc.govt.nz)

[Website](#) | [Facebook](#) | [LinkedIn](#) | [Careers](#)



**From:** [ s 9(2)(a) ]  
**Sent:** Friday, 1 October 2021 2:49 PM  
**To:** Didi Paraone <[didi.paraone@fndc.govt.nz](mailto:didi.paraone@fndc.govt.nz)>  
**Subject:** Resource Consent Application - 37 Cobham Road Kerikeri

**CAUTION:** This email originated from outside Far North District Council.  
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Didi,

Hope you've had a great week. I just wanted to check in with you and make sure there are no outstanding payments for the resource consent application at 37 Cobham Road, Kerikeri and that the consent is currently processing?

Just want to ensure there isn't anything from our end that is holding up you and your team

Thanks,

[ s 9(2)(a) ]

**Metlifecare** Level 4, 20 Kent Street, Newmarket, Auckland 1023  
[metlifecare.co.nz](http://metlifecare.co.nz)

[ s 9(2) ]  
[ (a) ]

**From:** Didi Paraone <[didi.paraone@fndc.govt.nz](mailto:didi.paraone@fndc.govt.nz)>  
**Sent:** Monday, 27 September 2021 4:25 PM  
**To:** [ s 9(2)(a) ]  
**Subject:** RE: Deposit Fee for Earthworks Permit - 37 Cobham Road Kerikeri

Thank you received now