



BRF-2851

Ministers of/for:

Arts, Culture, and Heritage; Māori Crown Relations: Te Arawhiti; Housing; Infrastructure; Education; Transport; Land Information; Defence; Treaty of Waitangi Negotiations; Local Government; Seniors; Conservation; and Climate Change

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Hobsonville Road Retirement Village Project

Kings Heights Group Limited has applied to refer the Hobsonville Road Retirement Village Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The purpose of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources.

The project is described in Appendix A, and the application documents are in Attachment 1.

I invite you to provide written comments on the referral application. If I accept the application and the project is referred, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 (RMA) for the project, and a panel will be appointed to consider and decide them. The applicant must provide a more detailed environmental assessment and cultural impact assessments as part of their RMA applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when deciding whether or not to accept the referral application.

Yours sincerely



Hon David Parker
Minister for the Environment

Appendix:

A. Description of proposed project

Attachments:

1. Application to refer the Hobsonville Road Retirement Village Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Template for response

Appendix A - Proposed project

Project	Applicant	Details
Hobsonville Road Retirement Village	Kings Heights Group Limited	<p>The project is to construct and operate a retirement village on a 4-hectare site at 82 Hobsonville Road, West Harbour, Auckland. The retirement village will include approximately 354 residential units, including approximately 42 single storey villas, approximately 267 independent-living apartments in six buildings between four and six storeys in height with basement car parking, and 45 care units in one building of three storeys in height with basement car parking. The retirement village also includes an amenities building of two storeys in height and one basement level, containing a reception, health and well-being facilities, a pool and café. The project will include development of outdoor recreation areas, landscaping and planting, parking, a new access to Hobsonville Road and works to provide connections to three-waters services, including works within the Hobsonville Road and Westpoint Drive road reserves.</p> <p>The project will require land use consent, and water and discharge permits under the Auckland Unitary Plan (AUP), and resource consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).</p>

