

BRF-2851

Jim Stabback
Chief Executive Officer
Auckland Council
Email: s 9(2)(a)

Dear Jim Stabback

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

The Minister for the Environment (Minister) has received an application from Kings Heights Group Limited 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).

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

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Auckland Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the application.

Specific questions on the application
<ol style="list-style-type: none">1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?2. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?3. The project does not provide for a neighbourhood park on site as intended by the Whenuapai Structure Plan (WSP). Provide any comments on this and on alignment with the WSP generally.

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Auckland Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the RMA approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Rebecca Perrett
Acting Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Hobsonville Road Retirement Village Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

cc: Ian Smallburn, General Manager Resource Consents
s 9(2)(a)

Appendix A – Details of 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>