

BRF-2851

Nicole Rosie  
Chief Executive Officer  
Waka Kotahi New Zealand Transport Agency  
Email: s 9(2)(a)

Dear Nicole Rosie

**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 (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The purpose of the FTCA is to 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.

Waka Kotahi New Zealand Transport Agency may have an interest in the project because of the proximity to, and potential effects on, the state highway network. Under delegated authority from the Minister and pursuant to section 21(3) of the FTCA, I invite Waka Kotahi New Zealand Transport Agency's written comments on the referral application. A template is provided for this purpose in Attachment 2.

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.

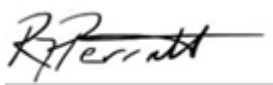
If the Minister accepts the application and the project is referred to a panel, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. The applicant must provide a detailed assessment of environmental effects and cultural impact assessments as part of this process.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when deciding whether or not to accept the referral

application. Note that the Minister is not required to consider any comments provided after this time.

If you would like more information about the fast-track consenting process, or to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at [fasttrackconsenting@mfe.govt.nz](mailto: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 in covering email)
2. Response template for written comments

cc: Waka Kotahi, FTC application/comments information  
[EnvironmentalPlanning@nzta.govt.nz](mailto:EnvironmentalPlanning@nzta.govt.nz)

Sonya McCall, Environmental Planning Team Lead  
s 9(2)(a)

Jenni Fitzgerald, Environmental Planning Manager  
s 9(2)(a)

## 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>