



BRF-3087

Kings Heights Group Limited
c/- Michael Campbell
Director
Campbell Brown Planning Limited
s 9(2)(a)

Dear Michael Campbell

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Hobsonville Road Retirement Village Project

Thank you for Kings Heights Group Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Hobsonville Road Retirement Village Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

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 (excluding basement car parking levels), and 45 care units in one building of three storeys in height (excluding basement car parking levels). 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 includes works within the Hobsonville Road road reserve to upgrade the site access and within the Hobsonville Road and Westpoint Drive road reserves to construct infrastructure. The project also includes the development of outdoor recreation areas, landscaping and planting, car parking areas, and construction of accessways and three-waters services infrastructure.

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 the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 675 direct full-time equivalent (FTE) jobs over a 2-year design and construction period, and approximately 121 ongoing FTE jobs through the ongoing operation of the retirement village
2. increasing housing supply for aged persons through the construction of approximately 354 residential units
3. progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any resource consent applications for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6:

1. a report that confirms that no buildings or structures will breach the Obstacle Limitation Surface in Auckland Unitary Plan designation 4311 without the prior approval of the New Zealand Defence Force.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Auckland Transport
2. Watercare Services Limited
3. Waka Kotahi New Zealand Transport Agency
4. New Zealand Defence Force
5. Ngāti Manuhiri Settlement Trust
6. Ngāti Paoa Iwi Trust
7. Ngāti Paoa Trust Board
8. Ngāti Koheriki Claims Committee

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the following parties who are additional to those specified in the FTCA:

1. Ngāti Manuhiri Settlement Trust
2. Ngāti Paoa Iwi Trust
3. Ngāti Paoa Trust Board
4. Ngāti Koheriki Claims Committee

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

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

Local authority:

Auckland Council

Other parties:

Auckland Transport
Watercare Services Limited
Waka Kotahi New Zealand Transport Agency
New Zealand Defence Force
Ngāti Manuhiri Settlement Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Ngāti Koheriki Claims Committee

Relevant iwi authorities:

Ngāti Whātua Ōrākei Trust Board
Ngā Maunga Whakahii o Kaipara Development Trust
Te Kawerau Iwi Settlement Trust
Ngāti Tamaoho Trust
Te Ākitai Waiohūa Iwi Authority
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Hako Tūpuna Trust
Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohūa
Te Rūnanga o Ngāti Whātua

Relevant Treaty settlement entities:

Ngāti Whātua Ōrākei Trustee Limited
Ngā Maunga Whakahii o Kaipara Development Trust
Te Kawerau Iwi Settlement Trust
Ngāti Tamaoho Settlement Trust
Te Ākitai Waiohūa Settlement Trust
Ngāti Maru Rūnanga Trust
Ngāti Tamaterā Treaty Settlement Trust
Hako Tūpuna Trust

Environmental Protection Authority
The Panel Convener