



Cabinet

Minute of Decision

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COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Road Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023

Portfolio **Environment**

On 3 July 2023, Cabinet:

- 1 **noted** that the Minister for the Environment (the Minister) has decided under section 24 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 to accept the applications for referral of the following projects to a panel:
 - 1.1 Kings Heights Group Limited's Hobsonville Road Retirement Village;
 - 1.2 The Pitau LP's The Pitau;
 - 1.3 Knight Investments Limited's Te Puru Business Park;
- 2 **noted** that the Hobsonville Road Retirement Village project meets the eligibility criteria in section 18(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and will help achieve the Act's purpose, as required by section 18(2) of the Act, as it has the potential to:
 - 2.1 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;
 - 2.2 increasing housing supply for aged persons through the construction of approximately 354 residential units;
 - 2.3 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes;
- 3 **noted** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires Kings Heights Group Limited to provide to an expert consenting panel the following information, which the Minister specified under section 24(2) of the FTCA and outlined in the notice of decision on the referral application for the project and in Appendix three to the submission under CAB-23-SUB-0290:
 - 3.1 a report that confirms that no buildings or structures will breach the Obstacle Limitation Surfaces in Auckland Unitary Plan designation 4311 without the prior approval of the New Zealand Defence Force;

- 4 **noted** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires an expert consenting panel appointed to consider Kings Heights Group Limited's Hobsonville Road Retirement Village project to seek comments from the nine additional parties listed in Appendix three to the submission under CAB-23-SUB-0290;
- 5 **noted** that The Pitau project meets the eligibility criteria in section 18(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and will help achieve the Act's purpose, as required by section 18(2) of the Act, as it has the potential to:
- 5.1 generate employment by providing approximately 1,130 FTE jobs over a 6-year construction period and 130–140 ongoing FTE equivalent jobs through operation of the retirement village;
 - 5.2 increase housing supply through the construction of approximately 167 apartments and 60 hospital-level care suites;
 - 5.3 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes;
- 6 **noted** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires an expert consenting panel appointed to consider The Pitau LP's The Pitau project to seek comments from the following additional parties:
- 6.1 the Minister for Seniors;
 - 6.2 Te Whatu Ora Health New Zealand – Hauora a Toi Bay of Plenty;
 - 6.3 representatives of Ngāi Tukairangi and Ngāti Kuku hapū;
- 7 **noted** that Te Puru Business Park project meets the eligibility criteria in section 18(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020, and will help achieve the Act's purpose, as required by section 18(2) of the Act, as it has the potential to:
- 7.1 generate employment by providing 345 FTE jobs over a 3-year construction period, and 120–170 ongoing FTE jobs;
 - 7.2 progress faster using the Act's processes than would otherwise be the case under standard Resource Management Act 1991 processes;
- 8 **noted** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 requires an expert consenting panel appointed to consider Knight Investments Limited's Te Puru Business Park project to seek comments from the following additional parties:
- 8.1 Auckland Transport;
 - 8.2 Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua;
 - 8.3 Ngāti Koheriki Claims Committee;
- 9 **authorised** the submission to the Executive Council of the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Road Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 [PCO 25645/5.0];

- 10 **noted** that on 27 July 2020, Cabinet agreed to waive the standard 28-day rule relating to Orders in Council made under the COVID-19 Recovery (Fast-track Consenting) Act 2020 [CAB-20-MIN-0353];
- 11 **noted** that the COVID-19 Recovery (Fast-track Consenting) Referred Projects (Hobsonville Retirement Village, The Pitau, and Te Puru Business Park) Amendment Order 2023 comes into force on 7 July 2023.

Diana Hawker
Acting Secretary of the Cabinet