



12 December 2022

BRF-2551

Ministers of/for:

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

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral applications – Upland Road Retirement Village Project and Ōtaki Māori Racecourse Development Project

I have received two applications to refer projects 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 projects are described in Appendix A, and the application documents are in Attachment 1 to 2.

I invite you to provide written comments on the referral applications. If I accept the applications and the projects are referred, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 (RMA) for the projects, and panels will be appointed to consider and decide them. The applicants must provide 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 panels.

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

A handwritten signature in blue ink, appearing to read 'David Parker', with a stylized, cursive script.

Hon David Parker
Minister for the Environment

Appendix:

A. Description of proposed project

Attachment:

1. Application to refer Upland Road Retirement Village Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Application to refer Ōtaki Māori Racecourse Development Project to an expert consenting panel, including supporting information (Databox link in covering email)

Attachment A - Proposed project

Projects	Applicants	Details
Upland Road Retirement Village	HND Upland Limited and St Andrew's Village Trust Incorporated	The project is to construct and operate a retirement village comprising of approximately 11 buildings, each at a maximum height of approximately 17 metres, on an approximately 3.2-hectare site located at 17 Upland Road, Remuera, Auckland. The project provides approximately 185 independent living units and 58 aged care beds, an amenity building, parking spaces (underground and uncovered), vehicle accessways, any necessary upgrades to three-waters infrastructure and landscaping. Project construction is intended to be undertaken in two stages. Stage One includes earthworks and civil works across the whole site construction and operation of approximately six buildings and temporary sales office and facilities. Stage Two includes the construction and operation of the balance of the buildings and associated site works.
Ōtaki Māori Racecourse Development	Ōtaki Revisited Limited	The project is to subdivide land and construct a mixed-use development on an approximately 59.8-hectare site at 143 Rahui Road and 49 Te Roto Road, Ōtaki. The project is predominately residential development and includes the construction of approximately 420-580 residential units in a range of typologies, including terraced, duplex and detached houses. The project also includes new industrial (a housing assembly warehouse) and community facility buildings/activities, establishing commercial activities within existing buildings, creation of open spaces and reserves, and supporting infrastructure including roads, accessways and three-waters services. The project includes two development options. Option A will provide approximately 420 residential units, and Option B will provide approximately 580 residential units, by replacing some terraced houses with three-storey apartments.