

**Hon David Parker** BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



BRF-659

18 October 2021

Ministers of/for:

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

Associate Minister for the Environment (Urban Policy)

Parliament Buildings  
WELLINGTON

Dear Ministers

**COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on applications for referral – Rotokauri North Stage 1 project and Summerset Retirement Village – Half Moon Bay project**

I have received two applications to refer a project to an expert consenting panel (a 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 aim 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, and meet Treaty of Waitangi obligations.

The projects are described in the enclosed schedule, and a copy of the applications are electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral applications. I note that if these projects are referred to a panel, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. A more detailed environmental assessment and cultural impact assessment(s) will be required as part of these applications. You will have an opportunity at that stage to provide comments to the panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether or not to accept the applications and refer the projects to a panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', is positioned below the text 'Yours sincerely'.

Hon David Parker  
**Minister for the Environment**

Enclosures:

- A. Schedule of proposed projects
- B. Application to refer Rotokauri North – Stage 1 project to an expert consenting panel, including supporting information
- C. Application to refer Summerset Retirement Village – Half Moon Bay to an expert consenting panel, including supporting information

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the Official Information Act 1982

## Appendix A - Schedule of proposed projects

Project	Applicant	Details
Rotokauri North - Stage 1	Rotokauri North Holdings Limited	<p>The project is to establish the first part of a residential development planned for a greenfield site on the north-western outskirts of Hamilton. The project comprises subdivision of a site covering approximately 62 hectares to create approximately 400 residential lots, additional superlots and balance lots, and roads intended to be vested in the local authority. It also includes construction of 40 residential units on approximately 20 of the residential lots and the installation of necessary three waters infrastructure. One of the superlots will be for a primary school and the applicant is currently negotiating with the Ministry of Education regarding the purchase of that site.</p> <p>The project will involve activities such as: demolition of buildings, subdivision of land, earthworks and vegetation clearance within 100m of a natural wetland, earthworks (including disturbance of contaminated land), reclamation of natural stream beds, diversions and takes of surface water and groundwater, discharges of surface water, groundwater, and stormwater and contaminants to land and water, installation of culverts in riverbeds, construction of dwellings, construction of roading and transport infrastructure and three waters services.</p>
Summerset Retirement Village – Half Moon Bay	Summerset Villages (Halfmoon Bay) Limited	<p>The project is to establish and operate a comprehensive care retirement village on a 2.9 hectare site in Bucklands Beach, Auckland. The project comprises approximately 211 independent apartment living units, 118 assisted living suites, including 20 memory care suites, 48 care suites, 50 serviced apartments, within approximately ten buildings at a maximum height of approximately 24 metres, and ancillary activities including lounges, theatre, bar, cafe, therapy, salon, shop, pool, health/wellness centre, library, outdoor amenity areas and associated staff and administrative functions.</p> <p>The project will involve activities such as: earthworks for building platforms and to accommodate in-ground infrastructure (including disturbance of contaminated land), take, diversion and discharge of groundwater to land, discharges of stormwater and contaminants to land and water, construction of transport infrastructure and three waters services and construction of buildings.</p>

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