



2021-BRF-659

18 October 2021

Hon Ayesha Verrall  
Minister for Seniors  
Parliament Buildings  
WELLINGTON

Dear Hon Ayesha Verrall

**COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on application for referral – Summerset Retirement Village – Half Moon Bay**

I have received an application 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 Aotearoa'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 proposed project is described in the enclosed schedule, and a copy of the application is electronically attached.

I invite you under section 21(2) of the FTCA to provide written comments on the referral application. I note that if this project is referred to a panel for determination, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 for the project/s. 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 application and refer the project to a panel.

Yours sincerely

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

Hon David Parker  
**Minister for the Environment**

Enclosed:

- A. Schedule of proposed project
- B. Application to refer Summerset Retirement Village – Half Moon Bay project to an expert consenting panel including supporting information

Released under the provision of  
the Official Information Act 1982

**Appendix A - Schedule of proposed project**

Project	Applicant	Details
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>