

BRF-659

18 October 2021

Jim Stabback
Chief Executive Officer
Auckland Council
Email: [s9\(2\)\(a\)@auckland.govt.nz](mailto:s9(2)(a)@auckland.govt.nz)

Dear Jim Stabback

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Summerset Retirement Village, Half Moon Bay – Comments sought

In the week commencing 4 October 2021, Summerset Villages (Halfmoon Bay) Limited applied to the Minister for the Environment (the Minister) to refer the Summerset Retirement Village – Half Moon Bay project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Project is to establish and operate a comprehensive care retirement village on a 2.9 hectare site in Bucklands Beach, Auckland, comprising:

- a. 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.
- b. ancillary activities including lounges, theatre, bar, cafe, therapy, salon, shop, pool, health/wellness centre, library, outdoor amenity areas and associated staff and administrative functions
- c. parking for approximately 309 vehicles
- d. landscaping

The Project involves 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.

The applicant is seeking land use consents, water and discharge permits under the Auckland Unitary Plan and consent under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health, to be determined for the Project through the fast-track process.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether to refer the Project to a panel.

If it is more efficient to discuss this application, please contact me or my team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Specific questions on the application
1. Are there any reasons that you consider it more appropriate for the project, or part of the Project, to proceed through existing Resource Management Act 1991 consenting processes rather than the processes in the FTCA?
2. What reports and assessments would normally be required by the council for a project of this nature in this area?
3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?

Also note that if the Minister decides to refer the Project to a panel, the council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications for the project. The applicant will provide a detailed assessment of environmental effects at this stage and the council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

cc: Ian Smallburn, General Manager Resource Consents
Auckland Council - s 9(2)(a)