



BRF-830

15 November 2021

Summerset Villages (Halfmoon Bay) Limited
c/- Daniel Minhinnick
Partner
Russell McVeagh
s 9(2)(a)

Dear Daniel Minhinnick

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Summerset Retirement Village – Half Moon Bay

Thank you for Summerset Villages (Halfmoon Bay) Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Summerset Retirement Village – Half Moon Bay project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to establish and operate a comprehensive care retirement village including:

1. a number of buildings up to approximately 24 metres high, containing:
 - a. approximately 211 independent apartment living units and 118 assisted living suites including 20 memory care suites, 48 care suites and 50 serviced apartments
 - b. ancillary facilities including lounges, theatre, bar, cafe, therapy, salon, shop, pool, health/wellness centre, library, outdoor amenity areas and space for associated staff and administrative functions
2. parking for approximately 309 vehicles
3. transport infrastructure and three waters services
4. landscaping
5. installation and use of temporary buildings, structures and infrastructure during the construction and early operational stages of the project, including: a recreation centre and associated car parking spaces, a show suite, advertising hoardings, and operations and sales offices.

The project site is located at 25 Thurston Place, Bucklands Beach, Auckland.

The purpose 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 the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing up to 320 full-time equivalent (FTE) jobs per year over a five to seven-year construction period
2. increase housing supply through the construction of approximately 211 independent apartment living units and 118 assisted living suites
3. provide positive effects on social wellbeing by providing aged-care facilities with accessibility to amenities and services
4. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Ngāti Koheriki Claims Committee
2. Te Rūnanga o Ngāti Whātua

3. Ngāti Whātua Ōrākei Trust Board
4. Te Kawerau Iwi Settlement Trust
5. Counties Manukau District Health Board
6. Watercare Services Limited.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

In addition, I have also decided to provide a copy of the referral application and this decision to Ngāti Koheriki Claims Committee, Te Rūnanga o Ngāti Whātua, Ngāti Whātua Ōrākei Trust Board, Te Kawerau Iwi Settlement Trust, Counties Manukau District Health Board and Watercare Services Limited.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Ministers of/for:

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

Local authorities:

Auckland Council

Other parties:

Ngāti Koheriki Claims Committee
Te Rūnanga o Ngāti Whātua
Ngāti Whātua Ōrākei Trust Board
Te Kawerau Iwi Settlement Trust
Counties Manukau District Health Board
Watercare Services Limited

Relevant Iwi Authorities:

Makaurau Marae Māori Trust
Ngaati Whanaunga Incorporated Society
Ngāi Tai ki Tāmaki Tribal Trust
Ngāti Maru Rūnanga Trust
Ngāti Paoa Iwi Trust
Ngāti Paoa Trust Board
Ngāti Tamaoho Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Ākitai Waiohua Iwi Authority
Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohua
Te Patukirikiri Iwi Trust
Te Whakakitenga o Waikato Incorporated

Relevant Treaty Settlement Entities:

Hako Tūpuna Trust
Ngaati Whanaunga Ruunanga Trust
Ngāi Tai ki Tāmaki Trust
Ngāti Maru Rūnanga Trust
Ngāti Paoa Iwi Trust
Ngāti Tamaoho Settlement Trust
Ngāti Tamaterā Treaty Settlement Trust
Te Ākitai Waiohua Settlement Trust
Te Patukirikiri Iwi Trust
Tūpuna Taonga o Tāmaki Makaurau Trust
Tūpuna Maunga Authority

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to applications lodged by Kiwi Property Holdings No 2 Limited for Summerset Retirement Village – Half Moon Bay

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- an integrated transport assessment including modelling and analysis that covers:
 - vehicle generation and its effects on the local road networks
 - details of the pedestrian connections to the existing street network, and to the existing pathway network in Kaniere Park, including gradient and a crime prevention through environmental design (CPTED) perspective
 - mitigation measures to be taken in relation to these matters
- an urban design assessment of the project, including shading diagrams, visualisations and 3D simulations covering the effects of the proposed height exceedance and visual dominance.