

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



BRF-2893

Ministers of/for:

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

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral applications – Foundation Village – Building 3 Project and The Pitau 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 Attachments 1 and 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', is positioned above the printed name.

Hon David Parker
Minister for the Environment

Appendix:

A. Description of proposed projects

Attachments:

1. Application to refer The Foundation Village – Building 3 Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Application to refer The Pitau Project to an expert consenting panel, including supporting information (Databox link in covering email)
3. Template for response

Appendix A - Proposed projects

Project	Applicant	Details
Foundation Village – Building 3	The Foundation Village Partnership	<p>The project is to construct and operate Building 3, being Stage 3 of a comprehensive retirement village, together with associated facilities and infrastructure, on an approximately 1.4 hectare site located at 10 and 16 Titoki Street, and 4 Maunsell Road, Parnell, Auckland and to use an approximately 0.12 hectare site at 8 Domain Drive, Parnell, Auckland for temporary construction-related vehicle parking.</p> <p>The project sits within the block bounded by Titoki Street, Maunsell Road, Parnell Road and George Street (the “Foundation site”), the majority of which is owned by Blind Low Vision NZ. The applicant is a joint venture partnership between Foundation Village Limited (a wholly owned subsidiary of Blind Low Vision NZ) and Generus Foundation Limited, which has been formed to develop a comprehensive retirement village on the site. Blind Low Vision NZ anticipates this development will contribute to its long-term financial sustainability and, in turn, support the continuing provision of essential services to people who are blind or have low vision.</p> <p>The applicant already holds resource consents to develop parts of the retirement village. This includes two 4–5 storey buildings (Building 1 and Building 2) currently under construction on the north-eastern corner of the Foundation site, together with the refurbishment of a heritage building fronting Titoki Street (Pearson House).</p> <p>The project is the third and final stage of retirement village development. It comprises:</p> <ol style="list-style-type: none"> one building up to 13 storeys high (or up to 49 metres including lift overrun and plant) providing – <ol style="list-style-type: none"> approximately 65 independent-living retirement units administrative facilities (including a lobby and reception/administration area, areas for staff use, and kitchen) communal facilities for residents’ use (including reception, lounges, bar, café, therapy, salon, swimming pool, health/wellness centre and a library) two levels of basement parking

		<ul style="list-style-type: none"> b. a basement-level vehicle connection to Building 2 c. vehicle accessways and parking areas d. a pedestrian connection to Pearson House and a suspended pedestrian link at level one to Building 2. e. outdoor amenity areas and landscaping.
The Pitau	The Pitau LP	<p>The project is to construct and operate a retirement village and aged-care facility comprising three or four interconnected buildings up to 6 storeys (or up to 24 metres) in height, on an approximately 20.5-hectare site located at 53, 55, 55A, 57, 59, 61A and 61B Pitau Road, Mount Maunganui, Tauranga. The project provides approximately 167 apartments, 60 hospital-level care suites, ancillary facilities for the retirement village (including office/administration, a café, lounges, library, wellness space, theatre, swimming pool, spa and gym). It also includes 220 basement-level carparks, vehicle and pedestrian accessways, open space areas and infrastructure for three-waters services.</p>

