



BRF-2551

12 December 2022

Hon Dr Ayesha Verrall  
Minister for Seniors  
Parliament Buildings  
WELLINGTON

Dear Hon Dr Ayesha Verrall

**COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Upland Road Retirement Village Project**

HND Upland Limited and St Andrew's Village Trust Incorporated have applied to refer the Upland Road Retirement Village Project (project) 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 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 project is described in Appendix A and the application documents are in Attachment 1.

I invite you to provide written comments on the referral application. If I accept the application and the project is referred to a panel, the applicants will be able to apply via the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991(RMA). A more detailed environmental assessment and cultural impact assessment will be required as part of this process. You will have an opportunity to provide comments to the panel established to consider and decide these RMA approvals.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making my decision on whether or not to accept the referral application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', with a stylized, cursive script.

Hon David Parker  
**Minister for the Environment**

Appendix:

A. Description of proposed project

Attachments:

1. Application to refer Upland Road Retirement Village Project to an expert consenting panel, including supporting information (Databox link in covering email)

## Appendix A - Proposed project

Project	Applicants	Details
Upland Road Retirement Village	HND Upland Limited and St Andrew's Village Trust Incorporated	<p>The project is to construct and operate a retirement village comprising of approximately 11 buildings, each at a maximum height of approximately 17 metres, on an approximately 3.2-hectare site located at 17 Upland Road, Remuera, Auckland. The project provides approximately 185 independent living units and 58 aged care beds, an amenity building, parking spaces (underground and uncovered), vehicle accessways, any necessary upgrades to three-waters infrastructure and landscaping.</p> <p>Project construction is intended to be undertaken in two stages. Stage One includes earthworks and civil works across the whole site construction and operation of approximately six buildings and temporary sales office and facilities. Stage Two includes the construction and operation of the balance of the buildings and associated site works.</p>