

## Michael Campbell

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**From:** Ashleigh McDonald s 9(2)(a)  
**Sent:** Wednesday, 28 May 2025 5:09 am  
**To:** Michael Campbell  
**Subject:** 82 Hobsonville Road

27 May 2025

Kings Heights Group Limited  
C/- Kester Ko  
Email: s 9(2)(a)

Attn: Michael Campbell  
Email: s 9(2)(a)

### RE: SITE VISIT AND CONSULTATION AT 82 HOBSONVILLE ROAD

Tēna koe Michael,

The proposal is for a comprehensively planned retirement village at 82 Hobsonville Road, West Harbour, with the key elements being:

- Approximately 354 retirement units proposed, comprising of approximately 42 villas (one storey duplex and attached houses), 45 care units, approximately 267 apartment units and associated reception/administration areas
- Six apartment building varying in height between four and six levels – with each apartment building having basement parking
- Proposed communal facilities which include – a bowling green, a pool, café and a clubroom (with several facilities being housed in a two-storey amenity building at the centre of the site)
- Adjoining the communal amenities building there will also be a three-storey care building which will provide hospital level care (this building will also have basement parking)
- There is a 20m wide corridor formed around the stream at the centre of the site. This forms part of a wider landscaped setting of open spaces and walkways throughout the site.
- The site is zoned Future Urban Zone (FUZ) in the Auckland Unitary Plan (AUP).

Thank you for meeting me on site on the 23<sup>rd</sup> of April 2025, it was great to walk over the site and get a better look at it in order to understand the potential impacts and benefits of the proposal.

During our discussions onsite, I indicated that I believe this project (due to its size, the cultural landscape it sits within and the consideration of the awa/watercourse on site) that it would most likely require an Cultural Impact Assessment (regardless of whether it goes through fast-track or not).

I propose a Cultural Impact Assessment to be completed for this site at a maximum cost of \$10,500.00 (this fee includes the site visit, mileage, desktop review, research and completion of a CIA report). The approximate turn-around time for this is 4 weeks.

Ngā Mihi,

Ashleigh McDonald – Kaiārahi Taiao  
Te Kawerau Iwi Tiaki Trust