



FTAA-2511-1129: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Hobsonville Retirement Village

| | | | |
|-----------------|------------------|----------------------|--------|
| Date submitted: | 24 November 2025 | Tracking #: BRF-7192 | |
| Security level: | In-Confidence | MfE priority: | Urgent |

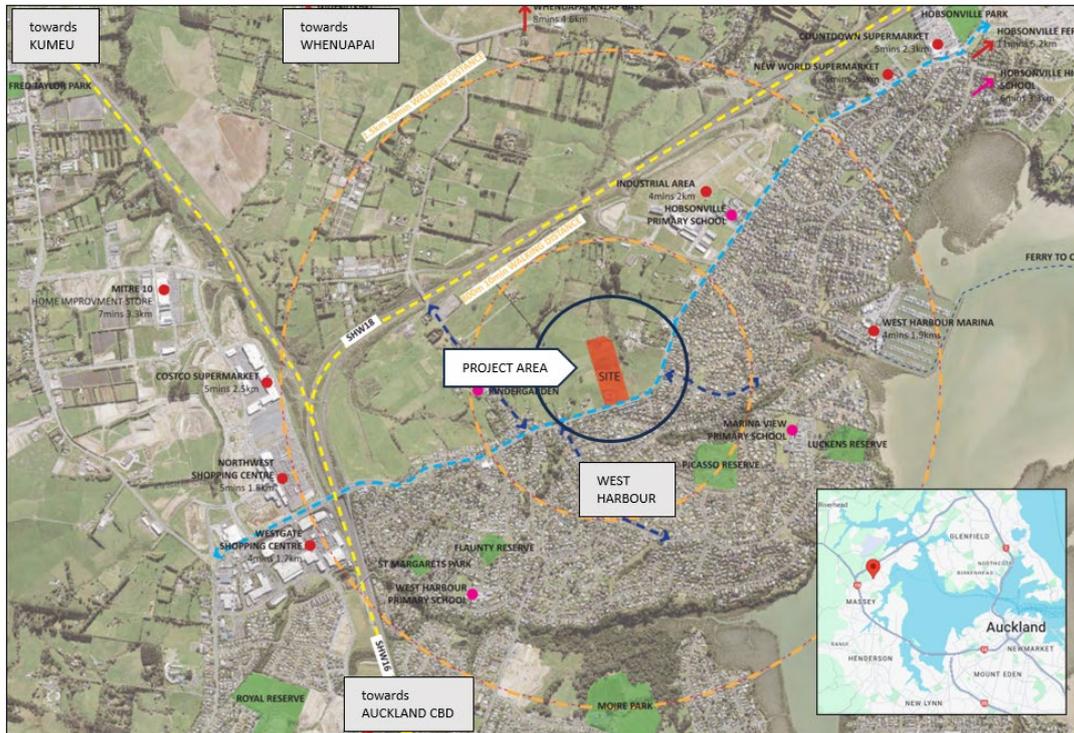
| | | |
|--|---|---------------------|
| | Action sought: | Response by: |
| To Hon Chris Bishop, Minister for Infrastructure | Decisions on recommendations in Table A | 28 November 2025 |

| | |
|-------------------------------------|--|
| Actions for Minister's Office staff | Return signed briefing to the Ministry for the Environment – email: FTAreferrals@mfe.govt.nz Send email to Ministers' to invite written comments. |
| Number of appendices: 3 | Appendices: 1. Statutory framework summary 2. Application documents for Hobsonville Retirement Village (in File Exchange) 3. List of Māori groups referred to in section 18(2) |

Ministry for the Environment contacts:

| Position | Name | Cell phone | 1 st contact |
|------------------|---------------------|------------|-------------------------|
| Principal Author | Stephanie McNicholl | | |
| Manager | Stephanie Frame | s 9(2)(a) | ✓ |
| General Manager | Ilana Miller | s 9(2)(a) | |

Project location



Key messages

1. This briefing seeks your initial decisions on an application from Kings Heights Group Limited to refer the Hobsonville Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.
2. The project is to establish and operate a comprehensive master-planned retirement village development on 4 hectares at 82 Hobsonville Road, West Harbour, Auckland region.
3. The project involves:
 - a. approximately 371 retirement units in total, including:
 - i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced units
 - ii. six apartment buildings ranging from three to six levels
 - b. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity building
 - c. hospital care facilities within a three-storey care building with basement car parking.

- d. a 20-metre wide corridor formed around the stream at the centre of the site, including landscaping and pedestrian walkways
- 4. The project will require the proposed approvals:
 - a. Resource consents under the Resource Management Act 1991.
- 5. We note this new application follows a referral for a similar project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 and a recently declined referral decision (BRF-6359 refers). Your previous decline decision was due to a breach of the Whenuapai Airfield obstacle limitation surface which also required the written approval of the Minister and Ministry of Defence. This matter has been addressed by redesign in this new application and confirmation of this has been provided by the New Zealand Defence Force.
- 6. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
- 7. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
- 8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being: relevant local authorities, the Minister for the Environment and relevant portfolio Ministers, relevant administering agencies and identified Māori groups from section 18(2) of the Act. The parties are listed in Appendix 3.
- 9. We recommend that you invite written comments from Minister for Economic Growth, Minister for Regional Development, Minister of Defence, Chief Executive of the Ministry of Defence (New Zealand Defence Force) and the Chief Executive of the New Zealand Transport Agency as other persons under section 17(5) of the Act, for the reasons detailed in Table A.

Action sought

- 10. Please indicate your decisions on the recommendations in Table A.

Signature



Ilana Miller
General Manager, Investment Strategy and Operations

Table A: Stage 1 analysis

| Project Name | Applicant | | Project Location | | |
|--|---|---|---|------------------------------|---------------------------------|
| Project details | Hobsonville Retirement Village | Kings Heights Group Limited c/- Campbell Brown Planning Limited The applicant is a registered company and is eligible to apply for resource consents. | 82 Hobsonville Road, West Harbour, Auckland (Lot 2 Deposited Plan 116512) | | |
| Project description | <p>The project is to establish and operate a comprehensive master-planned retirement village development on 4 hectares at 82 Hobsonville Road, West Harbour, Auckland region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. approximately 371 retirement units in total, including: <ol style="list-style-type: none"> i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced units ii. six apartment buildings ranging from three to six levels b. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity building c. hospital care facilities within a three-storey care building with basement car parking. d. a 20-metre wide corridor formed around the stream at the centre of the site, including landscaping and pedestrian walkways <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. Resource consents under the Resource Management Act 1991 | | | | |
| Consultation undertaken | As required by s11, the applicant has consulted with: | | | | |
| | Relevant local authorities | Relevant iwi authorities, hapu and Treaty settlement entities | Relevant MACA groups | Ngā hapū o Ngāti Porou | Relevant administering agencies |
| Auckland Council (including Auckland Transport and Watercare) | <ol style="list-style-type: none"> a. Ngāti Manuhiri Settlement Trust b. Ngāti Maru Rūnanga Trust c. Ngāti Paoa Iwi Trust d. Ngāti Paoa Trust Board e. Ngāti Tamaterā Settlement Trust f. Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū g. Ngāti Whātua o Kaipara h. Ngāti Whātua Ōrākei i. Te Ākitai Waiohū j. Te Kawerau ā Maki k. Te Rūnanga o Ngāti Whātua l. Ngāti Pāoa Iwi Trust | N/A | N/A | Ministry for the Environment | N/A |
| Section 22 assessment criteria | | | | | |
| The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)] | <p>You may consider any of the following matters, or any other matters you consider relevant.</p> <p>Under section 22(1)(a) of the Act, the applicant considers that the project as a 371-unit retirement village is a development project that would have significant regional benefits, and provides the following reasons:</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i> The applicant considers this will be achieved by providing 371 units on a vacant undeveloped site within a well-established urban settlement that has access to a range of amenities and transport options.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The application is supported by an economic assessment which estimates the five-year construction phase will support approximately 1,917 full-time equivalent (FTE) jobs (675 direct and 1242 indirect) and contribute \$258.9 million to GDP (\$192 million directly into the Auckland economy).</p> <p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers the accessible location to public transport options will reduce dependency on private motor vehicles, thereby reducing greenhouse gas emissions. The stormwater management approach has been designed to account for climate change and natural hazard scenarios.</p> | | | | |
| Referring the project to the fast-track approvals process [section 22(1)(b)] | <p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant notes significant planning delays related to Auckland Council's Plan Change 5 which intended to rezone the site to residential, that took 5 years to consider and was subsequently withdrawn. The applicant considers the fast-track process would bring the development to the market sooner reducing time (which could take two years) and land holding costs.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers the site is contiguous with the existing urban boundary and the project is not overly complex and is similar in scale to some listed projects under the Act.</p> | | | | |

| | | | |
|--|---|--|--|
| Minister invites comments | <i>You <u>must</u> copy the application to, and invite written comments from [s17(1)]:</i> | <i>You <u>may</u> copy the application to, and invite written comments from, any other person [s17(5)]:</i> | <i>You <u>may</u> request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> |
| | <ul style="list-style-type: none"> a. Relevant local authorities: Auckland Council b. Minister for the Environment c. Relevant portfolio Minister(s): Minister for Seniors and Associate Minister for Housing d. Relevant administering agencies: Ministry for the Environment, Heritage New Zealand Pouhere Taonga, Department of Conservation e. Māori groups identified in Appendix 3 | <ul style="list-style-type: none"> a. Minister for Regional Development b. Minister for Economic Growth c. Minister of Defence (New Zealand) because the project area is subject to an obstacle limitation surface (OLS) designation associated with Whenuapai Airforce Base d. Chief Executive of the Ministry of Defence (New Zealand Defence Force) for the same reason e. Chief Executive of the New Zealand Transport Agency based on the project proximity to the State Highway 16 and 18 interchanges. | N/A |
| Recommendations | | | Minister's decision |
| a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, any relevant administering agencies and the Māori groups identified in the list provided. | | | Noted |
| b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act. | | | Noted |
| c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person. | | | Noted |
| d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application. | | | Noted |
| e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application. | | | Noted |
| f. Agree to progress the Hobsonville Retirement Village Project to our Stage 2 analysis (invite written comments and request section 18 Treaty report). | | | Yes/No |
| g. Agree to provide the application to, and invite written comments from: | | | |
| i. Relevant local authorities: Auckland Council | | | Yes/No |
| ii. Minister for the Environment | | | Yes/No |
| iii. Relevant portfolio Minister(s): Minister for Seniors and Associate Minister for Housing | | | Yes/No |
| iv. Relevant administering agencies: Ministry for the Environment | | | Yes/No |
| v. Māori groups identified in Appendix 3 | | | Yes/No |
| vi. Any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified | | | Yes/No |
| h. Agree to provide the application to and invite written comments from the following additional entities/persons under section 17(5): | | | |
| i. Minister for Regional Development | | | Yes/No |
| ii. Minister for Economic Growth | | | Yes/No |
| iii. Minister of Defence (New Zealand) | | | Yes/No |
| iv. Chief Executive of the Ministry of Defence (New Zealand Defence Force) | | | Yes/No |
| v. Chief Executive of the New Zealand Transport Agency | | | Yes/No |
| i. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers | | | Noted |
| j. Agree to send email and invite written comments from Ministers' | | | Yes/No |

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1:

Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. Give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. Comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area:
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

**Appendix 2: Application documents for Hobsonville Retirement Village Project:
(in File Exchange)**

Appendix 3: List of the Māori groups referred to in section 18(2)

Hobsonville Retirement Village (resubmission)
List of relevant Māori groups

| Name of group | Type of group (section of Act) |
|---|--|
| Ngāti Whātua Ōrākei Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua Ōrākei Claims Settlement Act 2012 |
| Ngā Maunga Whakahii o Kaipara Development Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua o Kaipara Claims Settlement Act 2013 |
| Te Kawerau Iwi Settlement Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Te Kawerau ā Maki Claims Settlement Act 2015 |
| Ngāti Tamaoho Settlement Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Tamaoho Claims Settlement Act 2018 |
| Te Ākitai Waiohua Settlement Trust | Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 12 November 2021 |
| Ngāti Tamaterā Settlement Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014 |
| Ngāti Maru Rūnanga Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014 |
| Hako Tūpuna Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014 |
| Ngāti Pāoa Iwi Trust | Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 20 March 2021 |
| Te Rūnanga o Ngāti Whātua | Iwi authority (s18(2)(a)), mandated entity (s18(2)(d)), other Māori group with relevant interests (s18(2)(k)) |
| Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership | Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) |
| Hauraki Māori Trust Board | Iwi authority (s18(2)(a)), other Māori group with relevant interests (s18(2)(k)) |
| Te Ākitai Waiohua Waka Taua Inc. | Iwi authority (s18(2)(a)) |
| Ngāti Te Ata Claims Support Whānau Trust | Mandated entity (s18(2)(d)) |
| Ngāti Rango | Other Māori group with relevant interests (s18(2)(k)) |