



FTAA-2505-1068: Application received for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Hobsonville Retirement Village

Date submitted:	16 June 2025	Tracking #: BRF-6359	
Security level:	In-Confidence	MfE priority:	Urgent

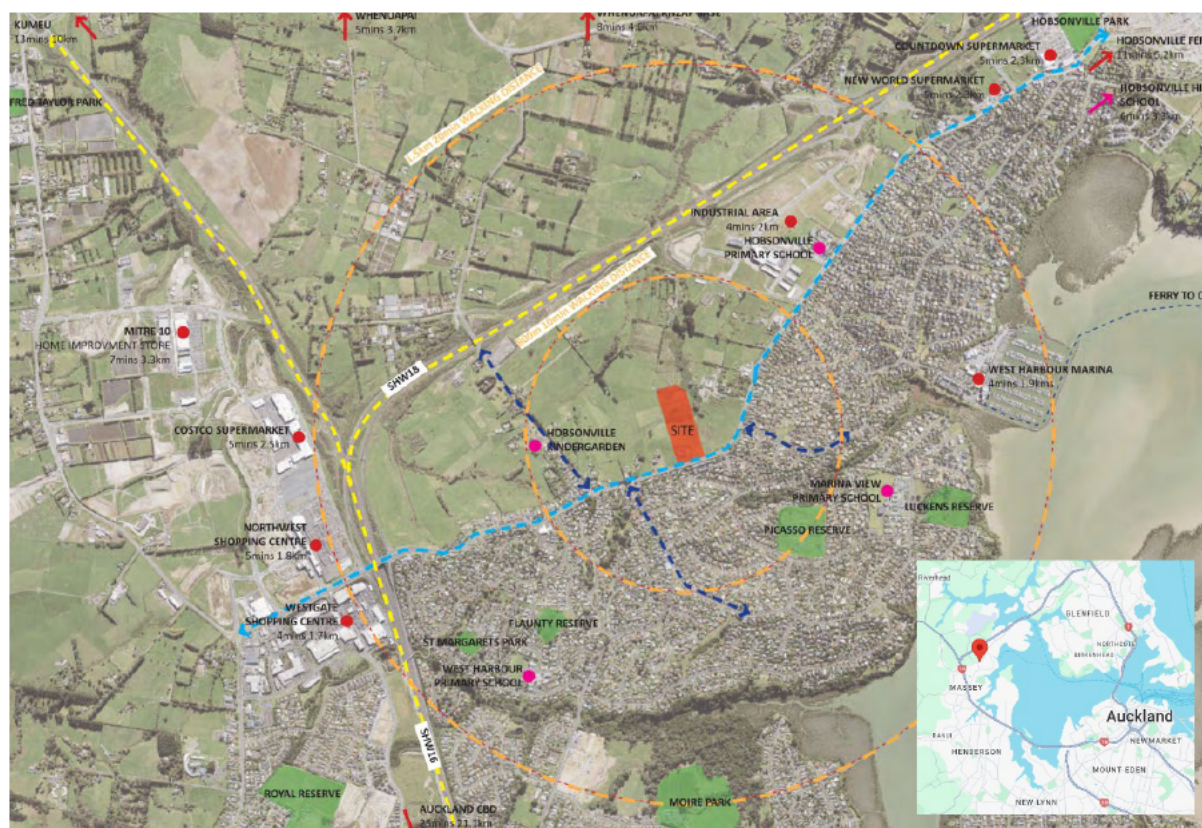
	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	20 June 2025

Actions for Minister's Office staff	Return the signed briefing to MfE: FTAreferrals@mfe.govt.nz Send email to Ministers to invite comment
Number of attachments: 3	Attachments: 1. Statutory framework summary 2. Application documents for the Hobsonville Retirement Village 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Authors	Ashley Sycamore Julian Jackson		
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 (the applicant) 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 in 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 proposal is to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland. The project comprises:
 - a. approximately 354 retirement units, including:
 - i. 42 villas (single-storey duplex and attached dwellings)
 - ii. 267 apartment units across six buildings (four to six storeys), each with basement parking
 - iii. 45 care units within a dedicated care building
 - b. communal and support facilities, including:
 - i. a two-storey amenities building housing
 - ii. a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking
 - iii. reception and administration areas
 - c. open space and landscaping.

3. The project area is subject to an airspace restriction designation, although specific approval from the New Zealand Defence Force (NZDF) is not required. However, given the Auckland Unitary Plan does not currently provide for the proposed use and development intensity, we recommend you invite comment on the referral application from NZDF and the Minister of Defence under section 17(5).
4. The project will require resource consents under the Resource Management Act 1991. No other proposed approvals are sought through the fast-track approvals process for the project.
5. We have undertaken initial analysis of the referral application. This is presented along with our considerations and recommendations in Table A.
6. 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.
7. 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 Māori groups are listed in Attachment 2.
8. We recommend that you invite written comments from the following additional parties under section 17(5) of the Act (their relevance to the project is explained in Table A):
 - a. New Zealand Defence Force
 - b. Auckland Transport
 - c. Watercare Services Limited
 - d. NZ Transport Agency Waka Kotahi
 - e. The Minister of Defence
 - f. The Minister for Regional Development
 - g. The Minister for Economic Growth
9. We recommend that under section 20 you request further information from the applicant and the relevant local authority as detailed in Table A.

Action sought

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

Signature



Ilana Miller
General Manager – Delivery and Operations

Table A: Stage 1 analysis

	Project Name		Applicant		Project Location	
Project details	Hobsonville Retirement Village		Kings Heights Group Limited		82 Hobsonville Road, West Harbour, Auckland (Lot 2 Deposited Plan 116512)	
			c/- Campbell Brown Planning Limited			
			The applicant is a registered company and is eligible to apply for resource consents.			
Project description	The proposal is to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland. The project comprises: a. approximately 354 retirement units, including: i. 42 villas (single-storey duplex and attached dwellings) ii. 267 apartment units across six buildings (four to six storeys), each with basement parking iii. 45 care units within a dedicated care building b. communal and support facilities, including: i. a two-storey amenities building ii. a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking iii. reception and administration areas c. open space and landscaping.					
Consultation undertaken	As required by s11, the applicant has consulted with:					
	Relevant local authorities	Relevant iwi authorities, hapū and Treaty settlement entities	Relevant MACA groups	Ngā hapū o Ngāti Porou	Relevant administering agencies	Holder of land to be exchanged
	<ul style="list-style-type: none">Auckland Council	<ul style="list-style-type: none">Ngāti Manuhiri Settlement TrustNgāti Maru Rūnanga TrustNgāti Paoa Iwi TrustNgāti Paoa Trust BoardNgāti Tamaterā Settlement TrustTe Ara Rangatu o Te Iwi o Ngāti Te Ata WaiohūNgāti Whātua o KaiparaNgāti Whātua ŌrākeiTe Ākitai WaiohūTe Kawerau ā MakiTe Rūnanga o Ngāti Whātua	N/A	N/A	<ul style="list-style-type: none">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)]	The Minister may consider any of the following matters, or any other matters the Minister considers relevant.					
	The applicant considers that the project, being a 354-unit retirement village, is a development project that would have significant regional benefits, for the reasons outlined below.					
	Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development) [s22(2)(a)(iii)]					
	The applicant states the project will increase the supply of housing by providing 354 residential units on a currently underutilised site within a well-established settlement that has access to a range of amenities and transport options.					
	Will deliver significant economic benefits [s22(2)(a)(iv)] The applicant anticipates the project will generate significant economic benefits, as outlined in the Preliminary Economics Assessment provided with the application (Attachment 3), which estimates the five-year construction phase will support approximately 1,917 full-time equivalent (FTE) jobs and contribute \$258.9 million to GDP.					
	Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]					
	The applicant considers the project has been designed to reduce dependency on private motor vehicles and encourages the residential population of this catchment to take up more sustainable modes of public transport, thereby reducing greenhouse gas emissions. The applicant further considers that the project has been designed to ensure that the chances of the project being affected by climate change and resulting natural hazards are minimal.					
	Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)] The applicant considers that while the site is zoned Future Urban, the project has been designed to align with the activity standards of the zone in the Auckland Unitary Plan. The applicant states the project addresses key aspects of urban development, including infrastructure servicing, earthworks, subdivision, and transport design – ensuring access for emergency vehicles. The applicant also considers the project results in efficient land use through a compact urban form that aligns with the planned character of the zone, supports attractive and safe public spaces, minimizes impacts on neighbouring properties, and delivers high-quality living environments.					

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></p> <p>The applicant considers that the fast-track approvals process could significantly support the progression of the project, particularly by enabling a more efficient and timely consenting pathway compared to the standard Resource Management Act (RMA) processes, as the project requires multiple resource consents. The applicant notes that planning efforts in Whenuapai have experienced substantial delays. Notably, Auckland Council initiated Plan Change 5 over five years ago to rezone the site for residential use; however, this plan was later withdrawn, contributing to ongoing uncertainty and delay. The applicant considers that referral to the fast-track process would allow the project to be advanced in a more cost-effective manner. By accelerating the development timeline – potentially reducing consenting timeframes from up to two years under the standard RMA process – the project could reach the market sooner. This could result in considerable savings, particularly in terms of 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></p> <p>The project is not expected to materially affect the efficient operation of the fast-track approvals process. The applicant notes that the site is directly adjacent to the existing urban boundary. Additionally, the project is relatively straightforward and comparable in scale to other developments listed under the FTAA. The applicant has already undertaken several detailed assessments, which could be used to meet the information requirements for a substantive application.</p>		
Minister invites comments	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <ol style="list-style-type: none"> Relevant local authorities: <ul style="list-style-type: none"> Auckland Council The Minister for the Environment Other relevant portfolio Ministers (and their relevance to the project): <ul style="list-style-type: none"> The Minister for Seniors – as the development is for a 354-unit retirement village and aged residential care facility. The Associate Minister of Housing, as delegated by the Minister of Housing – as the development involves additional housing supply in the form of a retirement village. Relevant administering agencies: <ul style="list-style-type: none"> Ministry for the Environment The Māori groups identified in Attachment 2 The owners of Māori land in the project area: None 	<p><i>The Minister may also copy the application to, and invite written comments from, any other persons [s17(5)]:</i></p> <p>We recommend you invite comments from the following additional parties (with their relevance to the project):</p> <ul style="list-style-type: none"> New Zealand Defence Force – as the project area is within proximity to the RNZAF Base at Whenuapai. The project area is subject to an airspace restriction designation, although specific approval from the New Zealand Defence Force (NZDF) is not required. However, given the Auckland Unitary Plan does not currently provide for the proposed use and development intensity, we recommend you invite comment on the referral application from NZDF. Auckland Transport – as the applicant states that the project may require section 176 approval from Auckland Transport as the requiring authority of designation 1437, which exists in the adjacent transport corridor to support the future upgrade and widening of Hobsonville Road. Watercare Services Limited – as the project involves installation of three-waters infrastructure, we recommend you invite comments on the referral application from Watercare Services Limited as they administer potable water and wastewater infrastructure in Auckland. NZ Transport Agency Waka Kotahi – as future transport upgrades may have an impact on the project. The Minister of Defence – for the same reasons as explained under the explanation for NZDF above. The Minister for Regional Development The Minister for Economic Growth 	<p><i>The Minister may 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></p> <p>We recommend you request the following further information from:</p> <ul style="list-style-type: none"> The applicant - additional information to demonstrate that the project would have significant regional or national benefits, as required by section 22(1)(a) of the Act Auckland Council – on whether it considers the project would have significant regional or national benefits, and in that context, whether they have any high-level comments on alignment with their relevant plans, policies, and/or strategies
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 and any relevant Ministers.			Noted
b. Note that you have not yet provided the application to, nor sought any 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, 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 (invitation to comment and section 18 report stage).			Yes / No
g. Agree to provide the application to, and invite comments from: <ul style="list-style-type: none"> Auckland Council as the relevant local authority under section 17(1)(a) 			Yes / No

<ul style="list-style-type: none"> • The Minister for the Environment, the Minister for Seniors, and the Associate Minister of Housing as the other relevant portfolio Ministers under section 17(1)(b) • The Ministry for the Environment as the relevant administering agency under section 17(1)(c) • Ngāti Whātua Ōrākei Trust, Ngā Maunga Whakahii o Kaipara Development Trust, Te Kawerau Iwi Settlement Trust, Ngāti Tamaoho Settlement Trust, Te Ākitai Waiohū Settlement Trust, Te Ākitai Waiohū Waka Taua Inc, Ngāti Tamaterā Settlement Trust, Ngāti Maru Rūnanga Trust, Hako Tūpuna Trust, Te Rūnanga o Ngāti Whātua, Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership, Ngāti Manuhiri Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Ngāti Koheriki Claims Committee, Hauraki Māori Trust Board, and Ngati Rango as the Māori groups under section 17(1)(d). 	<p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p>
<p>h. Agree to provide the application to and invite comments from the following parties under section 17(5):</p> <ul style="list-style-type: none"> • New Zealand Defence Force • Auckland Transport • Watercare Services Limited • NZ Transport Agency Waka Kotahi • The Minister of Defence • The Minister for Regional Development • The Minister for Economic Growth 	<p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p>
<p>i. Agree to seek the following further information from the applicant and the relevant local authority:</p> <ul style="list-style-type: none"> • The applicant – additional information to demonstrate that the project would have significant regional or national benefits, as required by section 22(1)(a) of the Act. • Auckland Council – comments on whether they consider the project would have significant regional or national benefits, and in that context, whether they have any high-level comments on the project's alignment with their respective plans, policies, and/or strategies. 	<p>Yes / No</p> <p>Yes / No</p>
<p>j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence other than to Ministers.</p>	<p>Noted</p>

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Attachment 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 s17(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 in Appendix 2
 - e. the owners of Māori land in the project area: None
 - 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.

Attachment 2: Application documents for the Hobsonville Retirement Village

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

Name of group	Type of group (section of the 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
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))
Ngāti Manuhiri Settlement Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Manuhiri Claims Settlement Act 2012
Ngāti Te Ata Claims Support Whānau Trust	Mandated entity (s18(2)(d))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Te Ākitai Waiohua Waka Taua Inc.	Iwi authority (s18(2)(a))
Hauraki Māori Trust Board	Iwi authority (s18(2)(a)), other Māori group with relevant interests (s18(2)(k))
Ngāti Rango	Other Māori group with relevant interests (s18(2)(k))