

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Judith Collins \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Casey Costello \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 – FTAA-2511-1129
Date: Friday, 5 December 2025 9:46:11 am

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister of Defence
Associate Minister of Housing
Minister for Seniors

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Kings Heights Group Limited for referral of Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1129).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, **being 23 January 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Hobsonville Retirement Village
Applicant	Kings Heights Group Limited
Location	West Harbour, Auckland
Project description	<p>The project is to establish and operate a comprehensive master-planned retirement village development on 4 hectares at 82 Hobsonville Road. The project involves:</p> <ol style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">● 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced units● six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

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FTAA-2511-1129

Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi

s 9(2)(a)

Dear Brett

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kings Heights Group Limited (the applicant) for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application including the following matters:

1. Whether the proximity of the project area to the State Highway 16 and 18 interchanges will adversely affect timely project delivery.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application

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for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Air Marshal Tony Davies
Chief of Defence Force
New Zealand Defence Force

s 9(2)(a)

Dear Tony

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kings Heights Group Limited (the applicant) for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application including the following matters:

1. We note this application was subject to a previous request for Referral under the Fast-track Approvals Act 2024 (FTAA-2505-1068) and has been redesigned to avoid any breach of the Auckland Unitary Plan Designation 4311 (Whenuapai Airfield Approach and Departure Path Protection).

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Phil Wilson
Chief Executive Officer
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kings Heights Group Limited (the applicant) for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act. I invite Auckland Council (including Auckland Transport and Watercare) to provide written comments on the referral application including the following matters:

1. Whether Council considers the project would have any matters, particularly infrastructure servicing (water supply and wastewater connectivity) and potential stream bed modification activities (affecting fish passage) which may adversely affect timely project delivery.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council **must** provide comments advising on the following matters:

2. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.

3. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Lead contact – Stephanie McNicholl.

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

John Linstead
Hako Tūpuna Trust

hako@xtra.co.nz

Tēnā koe John

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kings Heights Group Limited (the applicant) for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

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By providing written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on: [Cost recovery for agencies](#).

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

David Taipari
Chairperson
Hauraki Māori Trust Board

general@hauraki.iwi.nz

Tēnā koe David

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1129

Dame Naida Glavish
Ngā Maunga Whakahii o Kaipara Development Trust

admin@kaiparamoana.com

Tēnā koe Dame Naida

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

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FTAA-2511-1129

Waati Ngamane
Chairperson
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

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General Manager, Delivery and Operations

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Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Herearoha Skipper
Chairperson
Ngāti Pāoa Iwi Trust

chair@paoa.co.nz

Tēnā koe Herearoha

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kings Heights Group Limited (the applicant) for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Ngāti Rango Representative
Ngāti Rango

admin@kaiparamoana.com

Tēnā koe Ngāti Rango Representative

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Kings Heights Group Limited
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FTAA-2511-1129

Tori Ngataki
Chairperson
Ngāti Tamaoho Settlement Trust

info@tamaoho.maori.nz

Tēnā koe Tori

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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 unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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

FTAA-2511-1129

Michelle Wilson
Chief Executive
Ngāti Tamaterā Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Josie Smith
Chairperson
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Marama Royal
Chairperson
Ngāti Whātua Ōrākei Trust

nwot@ngatiwhatuaorakei.com

Tēnā koe Marama

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Appendix A: Project summary details

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FTAA-2511-1129

Paul Majurey
Chairperson
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2511-1129

Karen Wilson
Chairperson
Te Ākitai Waiohua Settlement Trust

tawia@teakitai.com

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Ilana Miller

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Appendix A: Project summary details

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Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Nigel Denny Snr
Chairperson
Te Ākitai Waiohua Waka Taua Inc.

Akitai.waka.taua@gmail.com

Tēnā koe Nigel

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kings Heights Group Limited (the applicant) for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

By providing written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on: [Cost recovery for agencies](#).

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Te Warena Taua
Chairperson
Te Kawerau Iwi Settlement Trust

tiaki@tekawerau.iwi.nz

Tēnā koe Te Warena

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991

FTAA-2511-1129

Dame Naida Glavish
Te Rūnanga o Ngāti Whātua

s 9(2)(a)

Tēnā koe Dame Naida

Invitation to provide written comments on an application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1129
Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<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> <ul style="list-style-type: none">a. approximately 371 retirement units in total, including:<ul style="list-style-type: none">i. 268 apartment units, 42 care units, 25 single-storey villas, 18 two-storey villas and 18 terraced unitsii. six apartment buildings ranging from three to six levelsb. communal facilities (bowling green, swimming pool, café and clubroom) with some facilities accommodated within a three-storey amenity buildingc. 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> <ul style="list-style-type: none">a. Resource consents under the Resource Management Act 1991