

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Judith Collins \(MIN\)](#); [Casey Costello \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 – FTAA-2504-1068
Date: Thursday, 26 June 2025 8:17:30 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

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

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 the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2505-1068).

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. 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 ftareferalls@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 ftareferalls@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
Project description	<p>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:</p> <p>Approximately 354 retirement units, including:</p> <ol style="list-style-type: none">1. 42 villas (single-storey duplex and attached dwellings)2. 267 apartment units across six buildings (four to six storeys), each with basement parking3. 45 care units within a dedicated care building <p>Communal and support facilities, including:</p> <ol style="list-style-type: none">1. a two-storey amenities building housing2. a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking3. reception and administration areas4. open space and landscaping.

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:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

Dean Kimpton
Chief Executive
Auckland Transport

Email: chief.executive@at.govt.nz

Dear Dean,

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 (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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.

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 anyone outside of your organisation.

If you wish to provide written comments, these 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 inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will be required to complete any preliminary steps required under the Act and then be able to lodge their

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substantive application for the approvals they require. 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. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

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Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Matthew Richards - Manager Development Planning: s 9(2)(a)
Tessa Craig: s 9(2)(a)
Elmira Vatani: s 9(2)(a)
Auckland Transport Fast-track Mailbox: fasttrackconsents@at.govt.nz

Appendix A – Project summary details

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Applicant name	Kings Heights Group Limited
Project summary details	<p>The proposal is to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">a. approximately 354 retirement units, including:<ul style="list-style-type: none">• 42 villas (single-storey duplex and attached dwellings)• 267 apartment units across six buildings (four to six storeys), each with basement parking• 45 care units within a dedicated care buildingb. communal and support facilities, including:<ul style="list-style-type: none">• a two-storey amenities building• a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking• reception and administration areasc. open space and landscaping.

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John Linstead
Hako Tūpuna Trust

Email: hako@xtra.co.nz

Tēnā koe John

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If you provide 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

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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

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

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Appendix A – Project summary details

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David Taipari
Chair
Hauraki Māori Trust Board

Email: 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

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 (the 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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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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Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

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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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Appendix A – Project summary details

Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<p>The proposal is to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">a. approximately 354 retirement units, including:<ul style="list-style-type: none">• 42 villas (single-storey duplex and attached dwellings)• 267 apartment units across six buildings (four to six storeys), each with basement parking• 45 care units within a dedicated care buildingb. communal and support facilities, including:<ul style="list-style-type: none">• a two-storey amenities building• a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking• reception and administration areasc. open space and landscaping.

James Palmer
Secretary for the Environment
Ministry for the Environment

Email: s 9(2)(a)

Dear James

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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

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 comments sought from anyone outside of your organisation.

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Yours sincerely

A handwritten signature in dark ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Macaela Flanagan, Manager - s 9(2)(a)
MfE Administering Agency Mailbox - adminagencyftaa@mfe.govt.nz

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

Email: s 9(2)(a)

Dear Tony

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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Dame Naida Glavish
Ngā Maunga Whakahii o Kaipara Development Trust

Email: 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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Kiwi Johnson
Ngāti Koheriki Claims Committee

Email: s 9(2)(a) -

Tēnā koe Kiwi

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

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Appendix A – Project summary details

Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<p>The proposal is to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">a. approximately 354 retirement units, including:<ul style="list-style-type: none">• 42 villas (single-storey duplex and attached dwellings)• 267 apartment units across six buildings (four to six storeys), each with basement parking• 45 care units within a dedicated care buildingb. communal and support facilities, including:<ul style="list-style-type: none">• a two-storey amenities building• a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking• reception and administration areasc. open space and landscaping.

Terrence (Mook) Hohneck
Ngāti Manuhiri Settlement Trust

Email: info@ngatimanuhiri.iwi.nz

Tēnā koe Mook

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

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Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

Email: office@ngatimaru.iwi.nz

Tēnā koe Waati

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

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Herearoha Skipper
Chair
Ngāti Pāoa Iwi Trust

Email: chair@paoa.co.nz

Tēnā koe Herearoha

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc info@paoa.co.nz
ceo@paoa.co.nz
s 9(2)(a)

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Ngāti Rango Representative
Ngāti Rango

Email: admin@kaiparamoana.com

Tēnā koe Ngāti Rango Representative

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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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Tori Ngataki
Chair
Ngāti Tamaoho Settlement Trust

Email: info@tamaoho.maori.nz

Tēnā koe Tori

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Edith Tuhimata - Manager Te Taiao Ao Unit, [s 9\(2\)\(a\)](#)
Hauaruru Rae - Policy Advisor, [s 9\(2\)\(a\)](#)
Kelly Ngamane-Hudson, admin@patukirikiri.co.nz

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Michelle Wilson
Chief Executive
Ngāti Tamaterā Settlement Trust

Email: s 9(2)(a)

Tēnā koe Michelle,

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Antony Royal, chair@tamatera.iwi.nz,
s 9(2)(a) [REDACTED]
admin@tamatera.iwi.nz,
rma@tamatera.iwi.nz

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Josie Smith
Chair
Ngāti Te Ata Claims Support Whānau Trust

Email: s 9(2)(a)

Tēnā koe Josie

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Marama Royal
Chair
Ngāti Whātua Ōrākei Trust

Email: nwot@ngatiwhatuaorakei.com

Tēnā koe Marama

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Claire Adams - s 9(2)(a) [REDACTED]
Lisa Davis - s 9(2)(a) [REDACTED]
Claire Rorke - s 9(2)(a) [REDACTED]

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Appendix A – Project summary details

Project name	Hobsonville Retirement Village
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Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi

Email: 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

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Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc NZTA Fast-track Mailbox - EnvironmentalPlanning@nzta.govt.nz
Nicola Foran – Team Leader – Environmental Planning – s 9(2)(a)
Lauren Barnett - Senior Legal Counsel - Environment & Property -
s 9(2)(a)

Appendix A – Project summary details

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

Email: s 9(2)(a)

Tēnā koe Paul

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

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Karen Wilson
Chair
Te Ākitai Waiohū Settlement Trust

Email: tawia@teakitai.com

Tēnā koe Karen

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc kaitiaki@teakitai.com

s 9(2)(a)

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Nigel Denny Snr
Chair
Te Ākitai Waiohū Waka Taua Inc

Email: Akitai.waka.taua@gmail.com

Tēnā koe Nigel

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc kaitiaki@teakitai.com

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Te Warena Taua
Chair
Te Kawerau Iwi Settlement Trust

Email: tiaki@tekawerau.iwi.nz

Tēnā koe Te Warena

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Ashleigh McDonald s 9(2)(a) [REDACTED]
 Edward Ashby s 9(2)(a) [REDACTED]

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Dame Naida Glavish
Te Rūnanga o Ngāti Whātua

Email: runanga@ngatiwhatua.iwi.nz

Tēnā koe Dame Naida

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc [s 9\(2\)\(a\)](#)
Alan Riwaka [s 9\(2\)\(a\)](#)

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Dave Chambers
Chief Executive
Watercare Services

Email: s 9(2)(a)

Dear Dave

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Yours sincerely

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

Cc Shane Lawton - Head of Developer Services, s 9(2)(a)

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Phil Wilson
Chief Executive Officer
Auckland Council

Email: s 9(2)(a)

Dear Phil

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

- 1. 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 also confirm this in writing.*
- 2. 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 165Z1 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 also confirm this in writing.*

Under section 20(1) I also invite you to provide further information on the following matters:

- 3. Whether the project would have significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with the Council's relevant plans, policies, and/or strategies.*

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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 comments sought from anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Megan Tyler, Director policy, Planning and governance,
s 9(2)(a)
Nick Turoa, Tumuaiki huanga Māori / Director Māori outcomes,
s 9(2)(a)
Rachel Kelleher, Director Community, s 9(2)(a) [Z](#)

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Appendix A – Project summary details

Project name	Hobsonville Retirement Village
Applicant name	Kings Heights Group Limited
Project summary details	<p>The proposal is to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">a. approximately 354 retirement units, including:<ul style="list-style-type: none">• 42 villas (single-storey duplex and attached dwellings)• 267 apartment units across six buildings (four to six storeys), each with basement parking• 45 care units within a dedicated care buildingb. communal and support facilities, including:<ul style="list-style-type: none">• a two-storey amenities building• a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking• reception and administration areasc. open space and landscaping.

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