

**File ref:** FTAA-2505-1068 / BRF-6796

15 September 2025

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

c/- Michael Campbell  
Campbell Brown Planning Limited  
Email: s 9(2)(a)

Dear Kester

**Section 28 – Notice of Decisions on application for referral of the Hobsonville Retirement Village project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from Kings Heights Group Limited for referral of the Hobsonville Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act).

The project is described as being to develop and operate a retirement village on a 4-hectare site located at 82 Hobsonville Road, West Harbour, Auckland (legally described as Lot 2 Deposited Plan 116512).

The project includes:

- a. approximately 354 retirement units, including:
  - 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 building
- b. communal and support facilities, including:
  - a two-storey amenities building
  - a three-storey care building adjoining the amenities building, providing hospital-level care and basement parking
  - reception and administration areas
- c. open space and landscaping.

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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

The project is described as requiring the proposed approvals:

- a. resource consents under the Resource Management Act 1991 (RMA).

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

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

### **Decision on referral application**

The Minister has decided to decline the referral application for the whole project under sections 21(3)(a) and 21(4) of the Act.

The project involves the breach of the Obstacle Limitation Surfaces (OLS) under Designation 4311 (Whenuapai Approach and Departure Path Protection) under the Auckland Unitary Plan – Operative in Part, for which the Minister of Defence is the requiring authority. The application does not include approval from both the Minister of Defence and New Zealand Defence Force as required under section 176(1)(b) of the RMA to breach the height restrictions imposed by the OLS. Without this approval, the project cannot lawfully proceed.

The Minister's decision to decline the referral application is based on the view that the project cannot lawfully proceed without the necessary approvals. In the absence of these approvals, the Minister is not satisfied that the project would deliver significant regional or national benefits. Furthermore, the Minister is not satisfied that referring the project would be unlikely to affect the efficient operation of the fast-track approvals process, nor would it facilitate the project including by enabling it to be processed in a more timely and cost-effective way than under normal processes.

The Act requires that:

- a. we provide a copy of this decision to the persons, entities, and groups specified in section 28(1)(a)
- b. the Notice of Decisions, along with the briefing outlining the rationale behind the decision and the comments received from parties invited under section 17, will be published on the Fast-track website in accordance with section 28(1)(b) of the Act, in due course.

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

**General Manager, Delivery and Operations**

cc: Section 28(1)(a)(ii) – Written notice for all decisions:

Anyone invited to comment on the application:

- the relevant local authorities: Auckland Council, Watercare Services Limited, Auckland Transport
- the Minister for the Environment
- other relevant portfolio Ministers: Minister for Seniors, Associate Minister of Housing, Minister of Defence, Minister for Regional Development, Minister for Economic Growth
- the relevant administering agencies: Ministry for the Environment
- the Māori groups identified in the list provided to the Minister: 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, 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, Te Ākitai Waiohū Waka Taua Inc., Hauraki Māori Trust Board, Ngāti Rango, Ngāti Paoa Iwi Trust
- Any other parties: NZ Transport Agency, New Zealand Defence Force.