

FTAA-25011-1129

18 March 2026

Kester Ko  
Kings Heights Group Limited  
c/- Campbell Brown Planning Limited

s 9(2)(a)

Dear Kester

**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 for referral of the Hobsonville Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is to establish and operate a retirement village development on approximately 4 hectares of land at 82 Hobsonville Road, West Harbour, Auckland.

The project comprises:

- i. approximately 371 retirement units in total across a range of building types, including apartment buildings, care units, villas, and terraces. Buildings will range in size, with apartment buildings up to six levels in height.
  - communal recreational facilities
  - hospital care facilities with associated parking
  - site landscaping and pedestrian walkways

The project will require the proposed approvals:

- Resource consents under the Resource Management Act 1991.

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

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cost-effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

### **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

### **Reasons for accepting referral application**

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
  - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) 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 2020) (s22(2)(a)(iii)):
  - (i) delivers approximately 371 retirement units comprising apartments, care units, villas, and terraces
  - (ii) provides communal recreational facilities, a hospital care building with parking, site landscaping and pedestrian walkways
- (b) will deliver significant economic benefits (s22(2)(a)(ix)) as it:
  - (i) provides approximately 1,917 full time equivalent (FTE) jobs over five years
  - (ii) contributes approximately \$258.9 million to gross domestic product (GDP) including \$192 million to the Auckland economy.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

In relation to a substantive application for the project:

1. The following person who lodged the referral application is the person authorised to lodge a substantive application for the project (s27(2)): Kings Heights Group Limited.
2. The deadline for lodging the application under section 28(3)(d)(ii) is two years from the date of issue of this letter.
3. The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):
  - a. a description of how any three waters infrastructure required to service the project will be delivered and funded, and the likely timing of the delivery
  - b. a summary of engagement with the Civil Aviation Authority on matters arising under relevant Civil Aviation Rules in relation to the project.
4. The persons or groups from whom a panel must invite comments from in addition to any already specified in section 53 (s27(3)(b)(iii)):
  - a. the Director of Civil Aviation (Chief Executive of the Civil Aviation Authority of New Zealand)
  - b. the Chief of Defence Force (Chief Executive of the New Zealand Defence Force).

If you have any queries about this notice of decisions, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Antonia Croft or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame  
**Manager, Fast-track Operations**

- cc: any person invited to comment (s17(1):
- relevant local authorities: Auckland Council
  - Relevant Portfolio Ministers:
    - Minister for the Environment

- Minister for Seniors
  - Associate Minister for Housing
  - Minister of Defence
  - Minister for Economic Growth
  - Minister for Regional Development
- relevant administering agencies:
- The Ministry for the Environment
- 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 Waiohua Settlement Trust
  - Ngāti Tamaterā Settlement Trust
  - Ngāti Maru Rūnanga Trust
  - Hako Tūpuna Trust
  - Ngāti Pāoa Iwi Trust
  - Te Rūnanga o Ngāti Whātua
  - Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership
  - Hauraki Māori Trust Board
  - Te Ākitai Waiohua Waka Taua Inc.
  - Ngāti Te Ata Claims Support Whānau Trust
  - Ngāti Rango
- any other person:
- New Zealand Defence Force
  - NZ Transport Agency

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

- the Panel Convener (including all the related information received by the Minister)
- the EPA (including all the related information received by the Minister)
- the relevant administering agency – Ministry for the Environment