

## Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

**Project Name: FTAA-2505-1068 Hobsonville Retirement Village**

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	9 September 2025

Number of attachments: 5	<b>Attachments:</b> <ol style="list-style-type: none"> <li>Provisions of section 18 of the Fast-track Approvals Act 2024</li> <li>Project location map</li> <li>List of relevant Māori groups</li> <li>Comments received from invited Māori groups</li> <li>Comments received from the Minister for Māori Development and/or Minister for Māori Crown Relations: Te Arawhiti</li> </ol>
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### Ministry for the Environment contacts:

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Julian Jackson		
Manager, Delivery	Stephanie Frame	s 9(2)(a)	✓
General Manager, Delivery & Operations	Ilana Miller	s 9(2)(a)	

### Key points

- The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2505-1068 Hobsonville Retirement Village referral application.
- The applicant, Kings Heights Group Limited (KHGL) proposes to establish a comprehensively planned retirement village at 82 Hobsonville Road, West Harbour, Auckland. This project will include approximately 354 retirement units, communal leisure facilities, and a health care building. The site is not located in or adjacent to the coastal marine area. KHGL owns the land on which the project is proposed. KHGL is seeking approvals under the Resource Management Act 1991 (RMA) and Heritage New Zealand Pouhere Taonga Act 2014.
- Section 18(2) of the Act requires that this report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. Auckland has a complex Treaty settlement landscape with many overlapping interests. There are fifteen relevant Māori groups for this project area, which we have listed at **Attachment 3**.
- The Treaty settlements relevant to this application are: Ngāti Whātua Ōrākei Claims Settlement Act 2012, Ngāti Whātua o Kaipara Claims Settlement Act 2013, Te Kawerau ā Maki Claims Settlement Act 2015, Ngāti Tamaoho Claims Settlement Act 2018, Ngāti Pāoa

deed of settlement signed 20 March 2021, and Te Ākitai Waiohua deed of settlement signed 12 November 2021.

5. The provisions of the settlements identified above do not place any procedural obligations on you, or any subsequent panel should you accept the referral application, in relation to the approvals being sought by the applicant.
6. In response to the invitation for Māori groups to comment under section 17(1)(d) of the Act, Ngāti Tamaoho indicated their rights and interests are not affected by the project. They also support any comments provided by Te Kawerau Iwi Settlement Trust, Te Ākitai Waiohua Settlement Trust and Ngāti Te Ata Claims Support Whānau Trust.
7. The Minister for Māori Development and the Minister for Māori Crown Relations support the application subject to the applicant undertaking further consultation with the identified Māori groups in the Ministry for the Environment section 18 report and the applicant considering a cultural impact assessment within three months from Te Kawerau Iwi Tiaki Trust.
8. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

## Signature

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

Ilana Miller  
**General Manager – Delivery and Operations**

## Introduction

9. Under section 18 of the Act, you must obtain and consider a report on Treaty settlements and other obligations for each referral application, prepared by the responsible agency (Secretary for the Environment).
10. The information which must be provided in this report includes:
  - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
  - b. relevant principles and provisions in Treaty settlements and other arrangements;
  - c. a summary of comments and further information received from invited Māori groups; and
  - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
11. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

## Proposed project

12. The applicant, Kings Heights Group Limited (KHGL), proposes to establish a comprehensively planned retirement village at 82 Hobsonville Road, West Harbour, Auckland. Approximately 354 retirement units are planned, comprising around 42 villas (one storey duplex and attached houses), 45 care units, approximately 267 apartment units, and associated reception/administration areas. Proposed communal facilities include a three-storey care building and recreation amenities. A waterway runs through the middle of the site.
13. This 'greenfield' development is not located in or adjacent to the marine and coastal area. No Māori owned land is involved in the proposal – all land in the project area is owned by KHGL.
14. The applicant seeks approvals under the RMA for works on or near a designation, and in relation to the National Policy Statement on Urban Development 2020 and the National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health<sup>1</sup>. The applicant is also seeking an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site(s).
15. We have provided a location map at **Attachment 2**.

## Relevant iwi authorities, Treaty settlement entities, and other Māori groups

16. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

### Iwi authorities

17. We consider the following groups to be the relevant iwi authorities for the project area:
  - a. Ngāti Whātua Ōrākei Trust, representing Ngāti Whātua Ōrākei;

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<sup>1</sup> Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

- b. Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara;
  - c. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki;
  - d. Ngāti Tamaoho Settlement Trust, representing Ngāti Tamaoho;
  - e. Ngāti Tamaterā Settlement Trust, representing Ngāti Tamaterā;
  - f. Ngāti Maru Rūnanga Trust, representing Ngāti Maru (Hauraki);
  - g. Hako Tūpuna Trust, representing Hako;
  - h. Ngāti Pāoa Iwi Trust, representing Ngāti Pāoa;
  - i. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua;
  - j. Te Ākitai Waiohua Waka Taua Inc, representing Te Ākitai Waiohua; and
  - k. Hauraki Māori Trust Board, representing the Hauraki Iwi.
18. The Hauraki Māori Trust Board is a collective entity that may represent 12 Hauraki iwi for the purposes of the RMA, including Ngāti Tamaterā, Hako, and Ngāti Pāoa whose areas of interest overlap with the project area.

### **Treaty settlement entities**

19. Under section 4(1) of the Act, “Treaty settlement entity” means any of the following:

- (a) a post-settlement governance entity (PSGE):
- (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:
- (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:
- (d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):
- (e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

20. We have identified the following relevant Treaty settlement entities for this project area:

- a. Ngāti Whātua Ōrākei Trust, PSGE for the Ngāti Whātua Ōrākei Claims Settlement Act 2012;
- b. Ngā Maunga Whakahii o Kaipara Development Trust, PSGE for the Ngāti Whātua o Kaipara Claims Settlement Act 2013;
- c. Te Kawerau Iwi Settlement Trust, PSGE for the Te Kawerau ā Maki Claims Settlement Act 2015; and
- d. Ngāti Tamaoho Settlement Trust, PSGE for the Ngāti Tamaoho Claims Settlement Act 2018.

21. A PSGE may be established ahead of finalising a deed of settlement and/or enactment of Treaty settlement legislation. The following PSGEs in this category are also relevant:

- a. Ngāti Pāoa Iwi Trust, PSGE for the Ngāti Pāoa Claims Settlement Bill 2022 (passed second reading 11 April 2024), deed of settlement signed 20 March 2021;
- b. Te Ākitai Waiohua Settlement Trust, PSGE for the deed of settlement signed 12 November 2021;

- c. Te Rūnanga o Ngāti Whātua, PSGE for Ngāti Whātua remaining claims, agreement in principle signed 18 August 2017;
- d. Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, PSGEs for the Marutūāhu Collective, deed of settlement initialled 17 July 2018;
- e. Ngāti Maru Rūnanga Trust, PSGE for the deed recording on-account arrangements 30 June 2014, deed of settlement initialled 8 September 2017;
- f. Ngāti Tamaterā Settlement Trust, PSGE for the deed recording on-account arrangements 30 June 2014, deed of settlement initialled 8 September 2017; and
- g. Hako Tūpuna Trust, PSGE for the deed recording on-account arrangements 30 June 2014.

### **Groups mandated to negotiate Treaty settlements**

- 22. In addition to the PSGEs identified at paragraph 21, the following group has a recognised mandate to negotiate a Treaty settlement over an area which may include the project area:
  - a. Ngāti Te Ata Claims Support Whānau Trust representing Ngāti Te Ata, terms of negotiation signed 9 June 2011.
- 23. There are no groups that have yet to be mandated relating to the project area and none are anticipated. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have been either settled or are currently at various stages of the settlement process in respect of the project area.

### **Takutai Moana groups and ngā hapū o Ngāti Porou**

- 24. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
- 25. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

### **Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through customary management areas**

- 26. The project area is not within a taiāpure-local fisheries area, mātaihai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

### **Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed**

- 27. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
  - 28. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
  - 29. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
- 30. This project does not involve an activity described in section 23(1)(a) and (b) of the Act.

### **Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements**

31. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there are no parties to these arrangements to identify.

### **Any other Māori groups with relevant interests**

32. In addition to the groups above, we have also identified Ngāti Rango, a hapū of Ngāti Whātua o Kaipara, as another Māori group which may have relevant interests.

### **Consultation undertaken by the applicant**

33. For your information, the applicant reports they sought consultation with 11 Māori groups via an email invitation. The applicant undertook a site walkover with a Te Kawerau ā Maki representative, who informed the applicant that the project would most likely require a cultural impact assessment due to its size, the surrounding cultural landscape, and an awa/watercourse running through the site.

## **Relevant principles and provisions in Treaty settlements and other arrangements**

### **Treaty settlements**

34. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.

35. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:

- a. Ngāti Whātua Ōrākei Claims Settlement Act 2012;
- b. Ngāti Whātua o Kaipara Claims Settlement Act 2013;
- c. Te Kawerau ā Maki Claims Settlement Act 2015;
- d. Ngāti Tamaoho Claims Settlement Act 2018;
- e. Ngāti Pāoa deed of settlement signed 20 March 2021; and
- f. Te Ākitai Waiohūa deed of settlement signed 12 November 2021.

### **Relevant principles and provisions**

36. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

### *Crown acknowledgements and apologies*

37. The Crown offers acknowledgements and an apology to relevant groups as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.

38. As part of its apologies to Ngāti Whātua Ōrākei, Ngāti Whātua o Kaipara, Te Kawerau ā Maki, Ngāti Tamaoho, Ngāti Pāoa, and Te Ākitai Waiohūa the Crown stated that it looked

forward to building a new relationship with these groups based on co-operation, mutual trust, and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.

39. The settlements identified above do not contain any provisions that place specific obligations on you as Minister, or any panel should you accept the application for referral, in relation to the approvals being sought by the applicant. However, the interests of those groups who have settled their historical Treaty claims in relation to the project area, and other relevant Māori groups, should be considered in the spirit of the Crown's acknowledgements and apologies to settlement groups.
40. Ultimately, iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

### **Customary Marine Title/Protected Customary Rights**

41. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

### **Taiāpure-local fisheries/mātaimai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996**

42. As noted above, the project area is not within a taiāpure-local fishery, mātaimai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

### **Mana Whakahono ā Rohe/Joint management agreement**

43. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

## **Summary of comments received and advice**

### **Comments from invited Māori groups**

44. Pursuant to section 17(1)(d) of the Act, on 18 June 2025 you invited written comments from the Māori groups identified above in paragraphs 16-30 from a list we previously provided you. These groups were provided with access to the application material and had 20 working days from receipt of the copy of the application to respond.
45. You received comments on the application from Ngāti Tamaoho Settlement Trust, which can be summarised as follows:
- a. Ngāti Tamaoho –
    - i. affirms that their rights and interests arise from their whakapapa to the environment and statutory obligations requiring that relationship to be protected;
    - ii. supports activities that provide for the needs of the present and future generations in a manner that is beyond sustainability and enhances/restores the environment;

- iii. does not have any statutory areas, mana whakahono-a-rohe or a joint management agreement, or Takutai Moana interests, relevant to the application;
- iv. is confident their rights and interests are not affected by the project, and
- v. supports any comments on the project provided by Te Kawerau Iwi Settlement Trust, Te Ākitai Waiohū Settlement Trust and Ngāti Te Ata Claims Support Whānau Trust.

46. You also received comments from Te Kawerau ā Maki Settlement Trust after the statutory timeframe, which you may consider at your absolute discretion, as long as you have not already made a decision on the application under section 21 (section 17(7)(b) refers). In summary, the key point raised in the feedback from Te Kawerau ā Maki is that the project would most likely require a cultural impact assessment due to its size, the cultural landscape it sits within, and an awa/watercourse running through the site. We have included those comments at **Attachment 5**.

### **Consultation with departments and Ministers**

47. In preparing this report, we are required to:

- a. consult relevant departments; and
- b. provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti (for response within 10 working days).

48. We sought advice from Te Puni Kōkiri and The Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups and have incorporated their views into this report.

49. The Minister for Māori Development and the Minister for Māori Crown Relations support the application subject to:

- a. the applicant undertaking further consultation with the identified Māori groups in the Ministry for the Environment section 18 report; and
- b. the applicant considering a cultural impact assessment within three months from Te Kawerau Iwi Tiaki Trust.

50. We have included the Minister's comments as **Attachment 6**.

### **Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s**

51. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.



## Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, obtain and consider a report that is prepared by the responsible agency in accordance with this section.	19
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	16-21
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	33
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	34-38
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	22, 23
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	24, 39
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	24, 25, 39
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	25, 39
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	26, 40
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	27, 28
18(2)(j)	<p>If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation),</p> <p>(i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.</p>	29, 41

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
<b>18(2)(k)</b>	Any other Māori groups with relevant interests.	30
<b>18(2)(l)</b>	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	42, 43, 44
<b>18(2)(m)</b>	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	48
<b>18(3)</b>	In preparing the report required by this section, the responsible agency must— (a) consult relevant departments; and (b) provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti.	45, 46
<b>18(4)</b>	Those Ministers must respond to the responsible agency within 10 working days after receiving the draft report	45

## Attachment 2: Project location maps

**Map 1 – Location of Hobsonville Retirement Village at 82 Hobsonville Road, West Harbour, Auckland, indicated by yellow circle below**



**Map 2 – Site footprint of Hobsonville Retirement Village indicated by red marking below**



### Attachment 3: List of relevant Māori groups

Name of group	Type of group (section of Act)
<b>Ngāti Whātua Ōrākei Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua Ōrākei Claims Settlement Act 2012
<b>Ngā Maunga Whakahii o Kaipara Development Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua o Kaipara Claims Settlement Act 2013
<b>Te Kawerau Iwi Settlement Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Te Kawerau ā Maki Claims Settlement Act 2015
<b>Ngāti Tamaoho Settlement Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Tamaoho Claims Settlement Act 2018
<b>Te Ākitai Waiohū Settlement Trust</b>	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 12 November 2021
<b>Ngāti Tamaterā Settlement Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
<b>Ngāti Maru Rūnanga Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
<b>Hako Tūpuna Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
<b>Ngāti Pāoa Iwi Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 20 March 2021

<b>Te Rūnanga o Ngāti Whātua</b>	Iwi authority (s18(2)(a)), mandated entity (s18(2)(d)), other Māori group with relevant interests (s18(2)(k))
<b>Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership</b>	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
<b>Hauraki Māori Trust Board</b>	Iwi authority (s18(2)(a)), other Māori group with relevant interests (s18(2)(k))
<b>Te Ākitai Waiohua Waka Taua Inc.</b>	Iwi authority (s18(2)(a))
<b>Ngāti Te Ata Claims Support Whānau Trust</b>	Mandated entity (s18(2)(d))
<b>Ngāti Rango</b>	Other Māori group with relevant interests (s18(2)(k))



## Attachment 4: Comments received from invited Māori groups

### Comments from Ngāti Tamaoho Settlement Trust

#### Your Comment on the Hobsonville Retirement Village application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz)

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Ngāti Tamaoho Settlement Trust		
First name	Hauauru		
Last name	Rae		
Postal address	PO Box 272 1652		
Home phone / Mobile phone	s 9(2)(a)	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	s 9(2)(a)		
2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

**Thank you for your comments**

## **Comments on FTAA-2505-1068 Hobsonville Retirement Village**

### **Introduction**

1. On 27 June 2025, we were invited to provide comments on the referral application for the Hobsonville Retirement Village project (the project) by 24 July 2025.

### **Comments**

2. We advise that:
  - 2.1. the project area is not within or adjacent to a statutory area; and
  - 2.2. we do not have a mana whakahono-a-rohe or a joint management agreement in place that could be affected by the project.
3. We also advise that we understand that the project area sits outside of the Ngaati Tamaoho application (MAC-01-03-010) under the Marine and Coastal Area (Takutai Moana) Act 2011.
4. Notwithstanding the above, we support:
  - 4.1. activities that ensure the needs of the present and the future generations are provided for in a manner that goes beyond sustainability and enhances/restores the environment;
  - 4.2. any comments provided by Te Kawerau Iwi Settlement Trust; and
  - 4.3. any comments provided by Te Ākitai Waiohū Settlement Trust and the Ngāti Te Ata Claims Support Whānau Trust.

### **Conclusion**

5. Our rights and interests arise from our whakapapa to the environment and expressed in relation to the project to the extent that obligations that arise from statute require that relationship be protected.
6. While we welcome the opportunity to provide comments on the project, we are confident that our rights and interests are not affected by the project.

## Attachment 5: Comments received from invited Māori groups after the statutory timeframe

### Comments from Te Kawerau Settlement Trust

#### Your written comments on a project under the Fast Track Approvals Act 2024

<b>Project name</b>	Hobsonville Retirement Village
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (\*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
<b>Organisation name (if relevant)</b>	Te Kawerau Iwi Tiaki Trust		
<b>*First name</b>	Ashleigh		
<b>*Last name</b>	McDonald		
<b>Postal address</b>	1 Smythe Road, Henderson, Auckland		
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>	
<b>*Email</b>	s 9(2)(a)		

2. Please provide your comments on this application
<p>If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.</p> <p style="text-align: center;"><b>RE: SITE VISIT AND CONSULTATION AT 82 HOBSONVILLE ROAD</b></p> <p>Tēna koe,</p> <p>The proposal is for a comprehensively planned retirement village at 82 Hobsonville Road, West Harbour, with the key elements being:</p> <ul style="list-style-type: none"><li>• 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</li><li>• 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</li></ul>



- open space and landscaping.
- The site is zoned Future Urban Zone (FUZ) in the Auckland Unitary Plan (AUP).

I walked on the site on 23<sup>rd</sup> of April 2025, with the Planner in order to get a better look and understand the potential impacts and benefits of the proposal.

During our discussions onsite, I indicated that I believe this project (due to its size, the cultural landscape it sits within and the consideration of the awa/watercourse on site) that it would most likely require an more formal Cultural Impact Assessment (regardless of whether it goes through fast-track or not).

I proposed a fee for a Cultural Impact Assessment and indicated an approximate time frame to complete that work, but the Client has not engaged further.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

#### **Managers signoff**



Ashleigh McDonald – Kaiārahi Taiao (Environment Lead)

Date: 29/07/2025

## Attachment 6: Comments received from the Minister for Māori Development and/or Minister for Māori Crown Relations

**FTAA-2505-1068 Hobsonville Retirement Village - Comment from Minister for Māori Development** - Saved

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FTAA-2505-1068 Hobsonville Retirement Village - Comment from Minister for Māori Developm...

Regarding

[Draft Section 18 report for Minister's comments](#)

Comments

I support the application subject to the applicant:

- undertaking further consultation with the identified Māori groups in the Ministry for the Environment section 18 report; and
- considering a cultural impact assessment within three months from Te Kawerau Iwi Tiaki Trust.

**Feedback Contacts**

Created By (Contact)

[Kahutaiki Torepe-Ormsby](#)

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Portal

Application

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