

13 August 2025

Attention: Stephanie McNicholl

Dear Stephanie

FTAA-2506-1077 – Referral of Pohutukawa Business Park

Application number(s):	FTAA-2506-1077
Council Reference:	PRR00043118
Applicant:	Knight Investments Limited
Address:	867-885 Whitford-Maraetai Rd Whitford
Proposed activity(s):	<p>To develop a business park and service area on almost 13 ha of land at 867 and 885 Whitford-Maraetai Road, located directly across the road from the existing commercial and retail area of Beachlands. This will provide for a significant increase in the availability of light-industrial and commercial, retail and service space in the Beachlands community to provide for local employment and service activities (including associated land modification works and infrastructure).</p> <p>The project will comprise approximately 49,170m² of Gross Floor Area with 12,160m² of retail and commercial floorspace and 37,010m² of industrial activities to be developed by 2028.</p>

Regarding section 17 – invitation to provide comment

Under section 17(1)(a) of the Act, you invited Auckland Council to provide written comments on the referral application.

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

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.

Response:

Auckland Council confirms that no competing application or applications have been lodged with Auckland Council that would be a competing application or applications, if a substantive application for the project were lodged.

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 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 also confirm this in writing.

Response:

Auckland Council confirms there are no 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 you have any queries, please contact me on 021 319 813 and quote the application number above.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Doug Fletcher'.

Doug Fletcher
Principal Project Lead, Premium Consents
Auckland Council

15 August 2025

Attention: Stephanie McNicholl

Dear Stephanie

FTAA-2506-1077 – Referral of Pohutukawa Business Park

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Section 20 – request further information

Under section 20 of the Act, I am writing to request the following further information:

1. Whether the Council considers the project would have significant regional or national benefits, and in that context, whether the Council has any high-level comments on the project's alignment with any respective plans, policies or strategies

Response:

Auckland Council engaged consultant economist Susan Fairgray-Mclean from Market Economics Ltd review the Economic Assessment lodged in support of the Pohutukawa Business Park fast track referral application. Susan was asked to:

- Identifies whether the scope of the applicants' economic assessment has identified and sufficiently covers the likely economic issues of the proposal (taking account of the fast-track legislative requirements).
- To determine whether sufficient assessment has been undertaken to support the conclusions contained in the report, including whether or not it

demonstrates that the project is likely to have significant regional or national benefits.

In summary Susan Fairgray-Mclean review of the applicant's economic report has outlined the following:

The economic assessment has only established the *regional* significance of the project to a limited extent. This is important within the context of the FTAA assessment to understand the full regional significance of the project.

There is an important distinction between economic effects likely to be experienced locally vs. effects experienced at a broader scale. This is a key aspect for the assessment to address given that it is for a relatively small development (within a regional context) located within the outer peripheral area of Auckland away from the larger markets and regional infrastructural connections within the main metropolitan area.

Parts of the economic assessment have identified and explained economic benefits that are likely to be experienced within the surrounding area, with effects limited to the local market. For instance, these include increased local employment and amenity, and increased competition within local industrial market. However, the economic assessment has not established a basis for economic effects to be likely to occur beyond the local area, nor to a scale where they are likely to be regionally significant or materially affect wider land markets.

The review also noted the importance of potential effects on the local commercial development pattern on the contribution to a well-functioning urban environment within this location. This effect is likely to have greater local significance than in relation to understanding the regional significance of the proposal within the context of the FTAA.

In conclusion:

- Due to the above information, Auckland Council considers that the project would not have significant regional or national benefits.
- However, Council also considers that the project is in general alignment with relevant plans, policies and strategies, aside from some objectives and policies associated with the Auckland Unitary Plans Whitford Precinct or Rural Zone which the proposal is not consistent with. Council generally agrees with the information outlined in section 6.0 of the lodged document titled "Planning Summary in relation to a referral application for a fast track by Knight Investments Limited", dated 16 June 2025 and drafted by Tollemache Consultants Ltd.

If you have any queries, please contact me on 021 319 813 and quote the application number above.

Yours sincerely,



Doug Fletcher
Principal Project Lead, Premium Consents
Auckland Council



04 AUG 2025

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Two Fast-track Approvals Act referral applications – Received 18 July

Dear Chris

Thank you for the opportunity to comment on two applications for referral under the Fast-track Approvals Act (FTAA):

- Pohutukawa Business Park, FTAA-2506-1077
- Out of Scope

I am providing comments in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to have significant economic benefits under section 22(2)(a)(iv) of the FTAA, based on the information provided. I defer to you and other relevant Ministers to assess the remaining criteria.

Pohutukawa Business Park, FTAA-2506-1077

This proposal involves the development of a business park in Beachlands, Auckland. The development will include a supermarket, two fast food drive-through restaurants, retail spaces, warehouses, offices, yard spaces for a garden centre and parking provisions.

Over the proposed four-year development period, the project is expected to deliver substantial short- to medium-term economic benefits through direct investment and increased business activities in Auckland. It is anticipated to support a significant number of full-time jobs, particularly within the construction sector. In the longer term, the project will support increased ongoing economic activity and local employment from the increase in commercial, retail and other business activities.

This proposal supports the Government's economic growth plan by increasing retail and commercial activities in an expanding urban fringe, while also generating employment opportunities.

Out of Scope

Out of Scope

Sincerely

A handwritten signature in blue ink, appearing to read 'Hon Nicola Willis', with a stylized, cursive script.

Hon Nicola Willis
Minister for Economic Growth

Hon Penny Simmonds

Minister for the Environment
Minister for Vocational Education
Associate Minister for Social Development and Employment



14 August 2025

PS-COR1440

Hon. Chris Bishop
Minister for Infrastructure
c.bishop@parliament.govt.nz

Dear Chris,

Thank you for the invitation to provide comments on the application for referral of the Pohutukawa Business Park to an expert panel under section 17 of the Fast-track Approvals Act 2024 (FTAA).

Having reviewed the referral application, you may wish to use your discretion to specify information that is required to be provided with the substantive application under section 27(3)(b)(ii) of the FTAA. This would ensure the most streamlined process for the applicant.

I suggest the following could be specified to support a thorough and evidence-based determination on the significance of effects at the substantive stage:

- a. an assessment of how coastal inundation/flooding will impact infill stability in the former quarry area, particularly how this relates to groundwater.

This approach will reduce the risk of unanticipated significant matters being identified late in the process and will support the smooth and efficient conduct of the expert panel's deliberations and the process for the applicants.

Thank you again for the opportunity to provide comments on this referral application.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'P. Simmonds'.

Hon Penny Simmonds
Minister for the Environment

Recommended Action

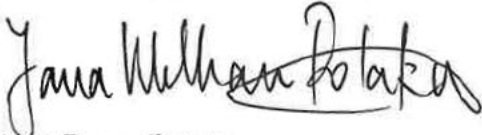
It is recommended that you provide the following recommendation to MfE:

1. I support the application subject to:

- further consultation with the relevant Treaty Settlement entities with interests to the project area, to understand their views and positions on the proposal;
- any concerns and risks raised by these Māori entities are addressed; and
- ongoing engagements with relevant Māori entities where necessary.

☒ Yes / ☐ No

Comments:


Hon Tama Potaka Te Minita Whanaketanga Māori
Date: 18, 09, 2025

From: [Infrastructure Portfolio](#)
To: [FTAreferrals](#)
Subject: FW: You have a new Request from Fast-track Application Team CRM:0139001881
Date: Wednesday, 30 July 2025 1:08:41 pm

No comment on this application from Minister for Regional Development on this application

From: Leah MacDonell [s 9\(2\)\(a\)](#)
Sent: Monday, 21 July 2025 7:47 PM
To: Rob Schick <Rob.Schick@parliament.govt.nz>
Subject: RE: You have a new Request from Fast-track Application Team CRM:0139001881

FYI no need to chase us for this one – our Minister won't be commenting.

Thanks,

L

From: FTA NoReply <NoReply@fasttrack.govt.nz>
Sent: Friday, 18 July 2025 3:24 PM
To: Leah MacDonell [s 9\(2\)\(a\)](#)
Subject: You have a new Request from Fast-track Application Team CRM:0139001881

Dear Leah MacDonell

The Fast Track Application team requests that you provide feedback on the Application (Pohutukawa Business Park) regarding Invitation to Comment - Private Secretaries - Pohutukawa Business Park.

The application and associated documents can be viewed through our portal.

Your response can also be uploaded to the portal.

The Team have requested that you provide your feedback by :16-08-2025.

Should you need any assistance during the registration or application process, please contact us at info@fasttrack.govt.nz or call 0800 327 875.

We thank you for your diligence in this matter and look forward to working with you through the application process.

Thank you for your attention to this matter.

