



## FTAA-2510-1104: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

### Project Name: Kingseat Village

Date submitted:	24 October 2025	Tracking #: BRF-7055	
Security level:	In-Confidence	MfE priority:	Urgent

	<b>Action sought:</b>	<b>Response by:</b>
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	3 November 2025

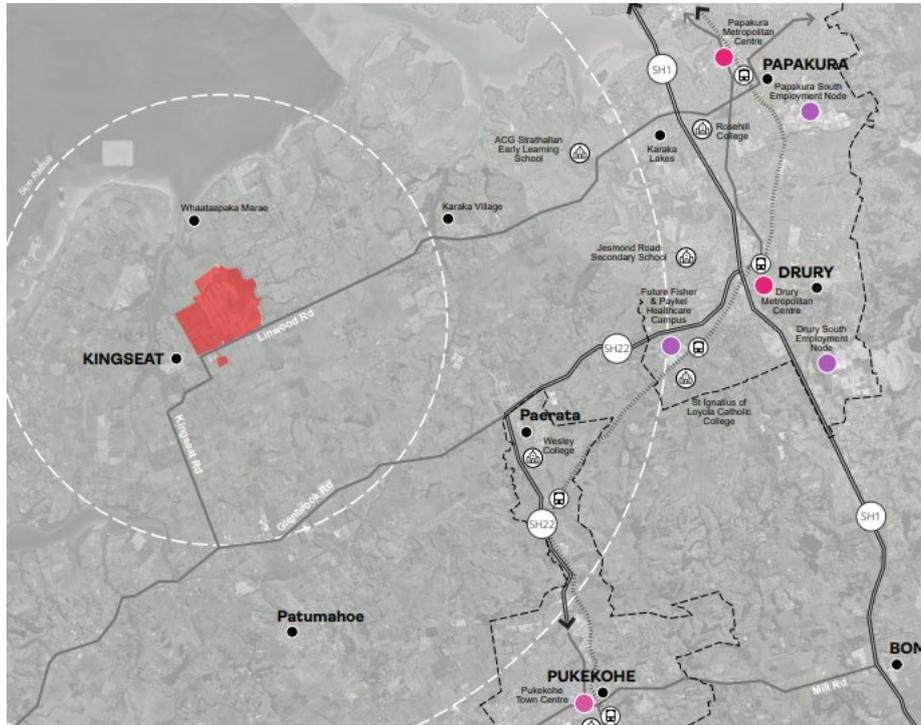
Actions for Minister's Office staff	<b>Return</b> the signed briefing to MfE – email to: <a href="mailto:FTAreferrals@mfe.govt.nz">FTAreferrals@mfe.govt.nz</a> <b>Send</b> email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Kingseat Village (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

### Ministry for the Environment contacts:

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Jess Hollis		
Acting Manager	Ben Bunting	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

## Project location

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## Key messages

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1. This briefing seeks your initial decisions on an application from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited to refer the Kingseat Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out in section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments and further information requested, to support your final decision on

whether to refer the project.

3. The project is to subdivide land and construct an urban development at 956, 996, 1012, 1016A, 1016B, 1023, 1030 and 1039 Linwood Road, Auckland, located adjacent to the existing settlement of Kingseat and approximately 5 kilometres to the west of Karaka. The project may include works within the Linwood, Kingseat and McRobbie Road reserves.
4. The project will be applied for as a single substantive application but will be delivered in two stages. The project will include:
  - a. approximately 1655 to 1820 residential units across a range of densities
  - b. a retirement village located on approximately 10 hectares of land and accommodating approximately 300 residential units
  - c. a neighbourhood centre/community hub providing approximately 1,500m<sup>2</sup> of floor area
  - d. a local centre, including commercial activities, providing approximately 11,000m<sup>2</sup> of floor area
  - e. an open space network including wetland restoration and redevelopment on approximately 81 hectares of land
  - f. associated infrastructure, including for three waters services and transport
5. The project will require the proposed approvals:
  - a. resource consents under the Resource Management Act 1991 (RMA)
6. Stage 1 of the project is located on approximately 78 hectares of urban zoned land at 1023, 1012, 1016A, 1016B, 1030 and 1039 Linwood Road and will likely include residential development, the retirement village, neighbourhood and local centres. Stage 1 is expected to be developed from 2026-2031.
7. Stage 2 of the project is located on approximately 220 hectares of rural zoned land at 956 and 996 Linwood Road and will likely include residential development and wetland restoration and redevelopment. Stage 2 is expected to occur from 2031-2036.
8. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
9. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
10. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being: Auckland Council (including Auckland Transport and Watercare) as the relevant local authority, the Minister for the Environment, the Associate Minister of Housing, the Minister for Seniors and the Minister for Climate Change as relevant portfolio Ministers, the Ministry for the Environment as the relevant administering agency, and the identified Māori groups from section 18(2) of the Act that are listed in Appendix 3.
11. We recommend you invite written comments from the Minister for Regional Development and the Minister for Economic Growth as other persons under section 17(5) of the Act.

**Action sought**

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12. Please indicate your decisions on the recommendations in Table A.

**Signature**

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

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

**Table A: Stage 1 analysis**

Project Name	Applicant	Project Location																
Project details	<p>Kingseat Village</p> <p>Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited.</p> <p>c/- Barker &amp; Associates Ltd</p> <p>The applicants are all registered as New Zealand Limited Companies and are eligible to apply.</p>	<p>956, 996, 1012, 1016A, 1016B, 1023, 1030 and 1039 Linwood Road, Auckland, located adjacent to the existing settlement of Kingseat and approximately 5 kilometres to the west of Karaka. The project may include works within the Linwood, Kingseat and McRobbie Road reserves.</p> <p>Legal descriptions:</p> <ul style="list-style-type: none"> <li>• Lot 2 Deposited Plan 337090 (RT 151786)</li> <li>• Lot 2 Deposited Plan 441714 (RT 550213)</li> <li>• Lot 1 Deposited Plan 500236 (RT 744109)</li> <li>• Lot 1 Deposited Plan 537875 (RT 895783)</li> <li>• Lot 3 Deposited Plan 400117 (RT 895785)</li> <li>• Lot 1 Deposited Plan 417814 (RT 468657)</li> <li>• Lot 2 Deposited Plan 537875 (RT 895784)</li> <li>• Section 2 Survey Office Plan 544696 (RT 998294)</li> </ul>																
Project description	<p>The project is to subdivide land and construct an urban development at 956, 996, 1012, 1016A, 1016B, 1023, 1030 and 1039 Linwood Road, Auckland, located adjacent to the existing settlement of Kingseat and approximately 5 kilometres to the west of Karaka. The project may include works within the Linwood, Kingseat and McRobbie Road reserves.</p> <p>The project will be applied for as a single substantive application but will be delivered in two stages. The project will include:</p> <ol style="list-style-type: none"> <li>approximately 1655 to 1820 residential units across a range of densities</li> <li>a retirement village located on approximately 10 hectares of land and accommodating approximately 300 residential units</li> <li>a neighbourhood centre/community hub providing approximately 1,500m<sup>2</sup> of floor area</li> <li>a local centre, including commercial activities, providing approximately 11,000m<sup>2</sup> of floor area</li> <li>an open space network including wetland restoration and redevelopment on approximately 81 hectares of land</li> <li>associated infrastructure, including for three waters services and transport</li> </ol> <p>The project will require the proposed approvals: Resource consents under the Resource Management Act 1991 (RMA)</p>																	
Consultation undertaken	<p><b>As required by s11, the applicant has consulted with:</b></p> <table border="1"> <thead> <tr> <th data-bbox="454 1129 923 1182">Relevant local authorities</th> <th data-bbox="923 1129 1472 1182">Relevant iwi authorities, hapu and Treaty settlement entities</th> <th data-bbox="1472 1129 1768 1182">Relevant MACA groups</th> <th data-bbox="1768 1129 2050 1182">Ngā hapū o Ngāti Porou</th> <th data-bbox="2050 1129 2457 1182">Relevant administering agencies</th> <th data-bbox="2457 1129 2798 1182">Holder of land to be exchanged</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 1304 923 1356"> <ul style="list-style-type: none"> <li>• Auckland Council (including Auckland Transport and Watercare)</li> </ul> </td> <td data-bbox="923 1230 1472 1440"> <ul style="list-style-type: none"> <li>• Te Ahiwaru Trust</li> <li>• Ngāi Tai ki Tāmaki</li> <li>• Ngāti Maru</li> <li>• Ngāti Tamaoho</li> <li>• Ngāti Te Ata</li> <li>• Te Ahiwaru – Waiohua</li> <li>• Te Ākitai Waiohua</li> <li>• Waikato - Tainui</li> </ul> </td> <td data-bbox="1472 1314 1768 1346">N/A</td> <td data-bbox="1768 1314 2050 1346">N/A</td> <td data-bbox="2050 1314 2457 1346"> <ul style="list-style-type: none"> <li>• Ministry for the Environment</li> </ul> </td> <td data-bbox="2457 1314 2798 1346">N/A</td> </tr> </tbody> </table>						Relevant local authorities	Relevant iwi authorities, hapu and Treaty settlement entities	Relevant MACA groups	Ngā hapū o Ngāti Porou	Relevant administering agencies	Holder of land to be exchanged	<ul style="list-style-type: none"> <li>• Auckland Council (including Auckland Transport and Watercare)</li> </ul>	<ul style="list-style-type: none"> <li>• Te Ahiwaru Trust</li> <li>• Ngāi Tai ki Tāmaki</li> <li>• Ngāti Maru</li> <li>• Ngāti Tamaoho</li> <li>• Ngāti Te Ata</li> <li>• Te Ahiwaru – Waiohua</li> <li>• Te Ākitai Waiohua</li> <li>• Waikato - Tainui</li> </ul>	N/A	N/A	<ul style="list-style-type: none"> <li>• Ministry for the Environment</li> </ul>	N/A
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<b>Section 22 assessment criteria</b>																		
<p><b>The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]</b></p>	<p>You may consider any of the following matters, or any other matters you consider relevant.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i></p> <p>The applicant notes the project will enable approximately 1,955 to 2,120 residential units, including 300 retirement village residential units. The applicant considers this will significantly boost housing supply and choice within an accessible location within Auckland's southern area, contributing to a well-functioning urban environment. The applicant considers the project will enable Kingseat to grow to a size where it can fulfil the role of rural village which has been identified through the Southern Auckland Rural Strategy.</p> <p>The applicant notes the project incorporates a neighbourhood centre and green open space network for recreation, and is well serviced for education opportunities and transportation connections.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i></p> <p>The applicant has provided an economic assessment in support of the project and considers the project will generate a wide range of significant economic benefits, including:</p> <ul style="list-style-type: none"> <li>• providing approximately 629 full-time equivalent (FTE) jobs and contributing approximately \$894 million to GDP over a 10-year design and construction period;</li> <li>• providing approximately 194 ongoing FTE jobs and approximately \$17 million annually to GDP after construction is complete.</li> </ul>																	

**Referring the project to the fast-track approvals process [section 22(1)(b)]**

**Minister invites comments**

*Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]*  
 The applicant considers the project supports climate change mitigation and notes the final design details for the project will be informed by flood modelling utilising climate adjusted stormwater rainfall data to safeguard people and infrastructure against potential future extreme storm events and manage the potential effects of climate change. The applicant also notes that Kingseat Village is designed to reduce dependency on private motor vehicles and encourages the residential population to take up more sustainable modes of transport, thereby reducing greenhouse gas emissions, to ensure that the project supports climate change mitigation.

*Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]*  
 The applicant notes the stormwater management approach for the site will take into account climate change, with flood modelling scenarios and stormwater events accounting for future rainfall and climate change scenarios. The applicant considers the site is able to be developed without exacerbating flood hazards off site and notes there are no known other natural hazards that are applicable to the site that could be exacerbated through climate change.

*Will be consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]*  
 The applicant considers the project is broadly consistent with the Auckland Regional Policy Statement and consistent with the Auckland Council Southern Rural Strategy 2025-2055.

*Any other matters that may be relevant [s22(b)]*  
 The applicant notes the proposal involves the ecological restoration and enhancement of approximately 81 hectares of land adjoining Whatapaka Creek, which is nearly 40% of the total development area. The applicant considers the scale of these works is significant and will provide carbon sequestration and assist to improve ecological outcomes for the wider area.

*Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]*  
 The applicant considers the fast-track process will enable the project to be processed in a more timely and cost-efficient manner than under the normal process as a panel will consider required approvals as a single application package, public and limited notification is precluded, and panels are only permitted to invite comments from specified persons who have a short timeframe to provide comment. Given the scale of this development, the applicant considers it would likely be a fully notified application under the RMA which would significantly slow down the consenting process and add to cost, as well as have broader appeal rights.

*Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]*  
 The applicant considers the project is unlikely to materially affect the efficient operation of the fast-track approvals process as an assessment of the proposal is considered to be relatively straightforward and unlikely to require additional resourcing given it does not raise novel issues, and the effects are known and easily quantifiable.

*You must copy the application to, and invite written comments from [s17(1)]:*

- a. Relevant local authority: Auckland Council (including Auckland Transport and Watercare)
- b. Minister for the Environment
- c. Relevant portfolio Ministers:
  - i. Associate Minister of Housing – because the project will deliver housing
  - ii. Minister for Seniors – because the project will include retirement living
  - iii. Minister for Climate Change - because the project indicates it may have climate change risks (inundation) and may deliver climate change benefits
- d. Relevant administering agency: Ministry for the Environment
- e. Māori groups identified in Attachment 3

*You may copy the application to, and invite written comments from, any other person [s17(5)]:*

- a. Minister for Regional Development
- b. Minister for Economic Growth

*The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.*

N/A

Recommendations	Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authority, the Minister for the Environment, any relevant Ministers, the relevant administering agency and the Māori groups identified in the list provided.	Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.	Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.	Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.	Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authority or relevant administering agency at any time before you decide whether to accept or decline an application.	Noted
f. Agree to progress the Kingseat Village project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).	Yes / No
g. Agree to provide the application to, and invite written comments from: <ul style="list-style-type: none"> <li>i. Relevant local authority: Auckland Council (including Auckland Transport and Watercare)</li> <li>ii. Minister for the Environment</li> <li>iii. Relevant portfolio Ministers: Associate Minister of Housing, Minister of Seniors and Minister for Climate Change</li> <li>iv. Relevant administering agency: Ministry for the Environment</li> </ul>	Yes / No Yes / No Yes / No Yes / No

v. Māori groups identified in Appendix 3	Yes / No
vi. Any parties you are required to invite comments from under section 17(1)(d) and (e) of the Act who may be subsequently identified.	Yes / No
h. <b>Agree</b> to provide the application to and invite written comments from the Minister for Regional Development, the Minister for Economic Growth as persons under section 17(5) of the Act.	Yes / No
j. <b>Note</b> that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
k. <b>Agree</b> to send email and invite written comments from Ministers.	Yes / No

**Signed:**

Hon Chris Bishop  
**Minister for Infrastructure**

**Date:**

## Appendix 1:

### Statutory framework summary

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1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
  - a. Give the document the same or equivalent effect through this process as it would have under any specified Act; and
  - b. Comply with any applicable procedural requirements.
3. You must decline a referral application if:
  - a. you are satisfied the project does not meet the referral criteria in s22
  - b. you are satisfied the project involves an ineligible activity (s5)
  - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
  - a. the relevant local authorities,
  - b. the Minister for the Environment and relevant portfolio Ministers
  - c. the relevant administering agencies
  - d. the Māori groups identified by the responsible agency
  - e. the owners of Māori land in the project area:
  - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

**Appendix 2: Application documents for Kingseat Village project: (in File Exchange)**

### Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Ngāti Tamaoho Settlement Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāi Tai ki Tāmaki Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Ākitai Waiohua Waka Taua Inc	Iwi authority (s18(2)(a))
Ngāti Te Ata Claims Support Whānau Trust	Iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Te Whakakitenga o Waikato Incorporated	Iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Te Ahiwaru Waiohua	Other Māori group with relevant interests (s18(2)(k))
Ngāti Maru Rūnanga Trust	Other Māori group with relevant interests (s18(2)(k))