

FTAA-2510-1104

BRF-000239

10 February 2026

Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
C/- Rebecca Sanders
Barker & Associates Limited

email: s 9(2)(a)

Dear Rebecca

Notice of Decisions on application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited for referral of the Kingseat Village project (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 described as being 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.

The project will be applied for as a single substantive application but will be delivered in two stages. The project will include:

- (a) approximately 1,655 to 1,820 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 1,500m² of floor area
- (d) a local centre, including commercial activities, providing approximately 11,000m² 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.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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 will require the proposed approvals:

- (a) 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 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 (s21(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 through the provision of approximately 1,955 to 2,120 residential units, including approximately 300 residential units for senior living in a retirement village (s22(2)(a)(iii));
- (b) will deliver significant economic benefits by providing approximately 629 full-time equivalent (FTE) jobs and contributing approximately \$894 million to GDP over a 10-year design and construction period; and providing approximately 194 ongoing FTE jobs and approximately \$17 million annually to GDP after construction is complete (s22(2)(a)(iv)).

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

Specified matters for accepted referral application

1. The following persons who lodged the referral application are the persons authorised to lodge a substantive application for the project (s27(2)): Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
2. In relation to a substantive application for the project:
 - (a) The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):
 - (i) an integrated transport assessment, prepared in consultation with Auckland Transport, that—
 - i. assesses the effects on the surrounding transport network of both the project while it is carried out and the resulting development; and
 - ii. contains modelling showing the effects on traffic flows and key intersections along the Linwood Road/Hingaia Road corridor, including the intersection of McRobbie / Linwood / Kingseat Roads, the roundabout at the Linwood Road / Dykes Road / Blackbridge Road intersection, the intersection of Hingaia Road and Oakland Road, the intersection of Hingaia Road and Harbourside Drive, and the Papakura Motorway interchange; and
 - iii. identifies any upgrades/interventions to transport infrastructure that are required in connection with the subdivision and development; and
 - iv. identifies any funding required to carry out those upgrades/interventions (including who will provide that funding); and
 - v. identifies how the proposed development will support people to use public transport and carry out active modes of transport, such as cycling and walking; and
 - vi. contains information on any discussions held, and any agreements made, between the authorised person and Auckland Transport about integrated transport (including discussions and agreements about the matters referred to in subparagraphs (iii) and (iv))
 - (b) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Ngāti Koheriki Claims Committee
 - (ii) Te Ahiwaru Waiohua
 - (iii) Ngāti Maru Rūnanga Trust.

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

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc: the applicants – Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited

any person invited to comment (s17(1)):

- relevant local authority: Auckland Council
- Minister for the Environment and other relevant portfolio Ministers: Associate Minister of Housing, Minister for Seniors and Minister for Climate Change
- Ministry for the Environment
- Māori groups identified in the list provided to the Minister: Ngāti Tamaoho Settlement Trust, Ngāi Tai ki Tāmaki Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Te Ata Claims Support Whānau Trust, Te Whakakitenga o Waikato Incorporated, Te Ākitai Waiohua Settlement Trust, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Ngāti Koheriki Claims Committee, Te Ahiwaru Waiohua and Ngāti Maru Rūnanga Trust
- owners of Māori land in the project area: N/A
- any other person: the Minister for Regional Development and the Minister for Economic Growth

the Panel Convener

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA