

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Casey Costello \(MIN\)](#); [Tama Potaka \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Orawaahi - A Complete Community project under the Fast-track Approvals Act 2024 – FTAA-2511-1135
Date: Thursday, 11 December 2025 10:52:10 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister for Seniors
Associate Minister of Housing

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Knight Investments Limited for referral of Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1135).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, **being 29 January 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please

email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Orawaahi – A Complete Community
Applicant	Knight Investments Limited
Location	Clarks Beach, Auckland
Project description	<p>The project is to establish a master-planned development on approximately 75 hectares at 156 Clarks Beach Road. The project involves:</p> <ol style="list-style-type: none">A retirement village of approximately 220 units and supporting communal facilities.Subdivision to create:<ul style="list-style-type: none">approximately 700 – 800 residential lots and provide servicing infrastructure to enable the future construction including by third partiesa neighbourhood centre of approximately 6,000m² gross floor area on 1.7 hectaresa service / light industrial / trade supply hub approximately 25,000m² gross floor area on 5 hectaresA multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing networks in the Clarks Beach community.

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1135

Peter Richardson
Director, Policy
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Peter

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Knight Investments Limited (the applicant) for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga to provide written comments on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1135
Project name	Orawaahi – A Complete Community
Applicant name	Knight Investments Limited
Project summary details	<p>The project is to establish a master-planned retirement development on approximately 75 hectares at 156 (Lot 1) and Lot 3 DPS 337204 Clarks Beach Road, Auckland region.</p> <p>The project involves:</p> <ul style="list-style-type: none"> a. A retirement village of approximately 220 units and supporting communal facilities b. Subdivision to create: <ul style="list-style-type: none"> i. approximately 700-800 residential lots and provide infrastructure to enable the future construction including by third parties ii. a neighbourhood centre of approximately 6,000m² gross floor area on 1.7 hectares iii. a service / light industrial / trade supply hub approximately 25,000m² gross floor area on 5 hectares c. A multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing networks in the Clarks Beach community. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. Resource consents under the Resource Management Act 1991 b. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

FTAA-2511-1135

James Palmer
Secretary for the Environment
Ministry for the Environment

s 9(2)(a)

Dear James

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Knight Investments Limited (the applicant) for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Project name	Orawaahi – A Complete Community
Applicant name	Knight Investments Limited
Project summary details	<p>The project is to establish a master-planned retirement development on approximately 75 hectares at 156 (Lot 1) and Lot 3 DPS 337204 Clarks Beach Road, Auckland region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. A retirement village of approximately 220 units and supporting communal facilities b. Subdivision to create: <ol style="list-style-type: none"> i. approximately 700-800 residential lots and provide infrastructure to enable the future construction including by third parties ii. a neighbourhood centre of approximately 6,000m² gross floor area on 1.7 hectares iii. a service / light industrial / trade supply hub approximately 25,000m² gross floor area on 5 hectares c. A multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing networks in the Clarks Beach community. <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. Resource consents under the Resource Management Act 1991 b. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

FTAA-2511-1135

Phil Wilson
Chief Executive Officer
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Knight Investments Limited (the applicant) for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act. I invite Auckland Council (including Auckland Transport and Watercare) to provide written comments on the referral application.

Comments received will help inform the Minister and the criteria in [section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

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

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 provide written confirmation.
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 165Z1 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 provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1 or by using an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Lead contact – Stephanie McNicholl.

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1135
Project name	Orawaahi – A Complete Community
Applicant name	Knight Investments Limited
Project summary details	<p>The project is to establish a master-planned retirement development on approximately 75 hectares at 156 (Lot 1) and Lot 3 DPS 337204 Clarks Beach Road, Auckland region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. A retirement village of approximately 220 units and supporting communal facilities b. Subdivision to create: <ol style="list-style-type: none"> i. approximately 700-800 residential lots and provide infrastructure to enable the future construction including by third parties ii. a neighbourhood centre of approximately 6,000m² gross floor area on 1.7 hectares iii. a service / light industrial / trade supply hub approximately 25,000m² gross floor area on 5 hectares c. A multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing networks in the Clarks Beach community. <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. Resource consents under the Resource Management Act 1991 b. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

FTAA-2511-1135

Rewa Brown
Chairperson
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe Rewa

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Knight Investments Limited (the applicant) for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or discussed with anyone outside of your organisation.

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By providing written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on: [Cost recovery for agencies](#).

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

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PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1135

Kiwi Johnson
Ngāti Koheriki Claims Committee

s 9(2)(a)

Tēnā koe Kiwi

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1135

Tori Ngataki
Chairperson
Ngāti Tamaoho Settlement Trust

s 9(2)(a)

Tēnā koe Tori

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1135

Josie Smith
Chairperson
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

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General Manager, Delivery and Operations

Appendix A: Project summary details

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Project summary details	<p>The project is to establish a master-planned retirement development on approximately 75 hectares at 156 (Lot 1) and Lot 3 DPS 337204 Clarks Beach Road, Auckland region.</p> <p>The project involves:</p> <ul style="list-style-type: none"> a. A retirement village of approximately 220 units and supporting communal facilities b. Subdivision to create: <ul style="list-style-type: none"> i. approximately 700-800 residential lots and provide infrastructure to enable the future construction including by third parties ii. a neighbourhood centre of approximately 6,000m² gross floor area on 1.7 hectares iii. a service / light industrial / trade supply hub approximately 25,000m² gross floor area on 5 hectares c. A multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing networks in the Clarks Beach community. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. Resource consents under the Resource Management Act 1991 b. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

FTAA-2511-1135

Paul Majurey
Chairperson
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on an application for referral of the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1135
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FTAA-2511-1135

Kowhai Olsen
Chairperson
Te Ahiwaru Waiohua

s 9(2)(a)

Tēnā koe Kowhai

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1135

Karen Wilson
Chairperson
Te Ākitai Waiohua Settlement Trust

s 9(2)(a)

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1135

Nigel Denny Snr
Chairperson
Te Ākitai Waiohua Waka Taua Inc.

s 9(2)(a)

Tēnā koe Nigel

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2511-1135

Karl Flavell & Josie Petia (Chairperson)
Te Ara Rangatu o Te Iwi o Ngaati Te Ata Waiohua

s 9(2)(a)

s 9(2)(a)

Tēnā korua

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2511-1135

Jaedyn Falwasser
Te Whakakitenga o Waikato Incorporated

s 9(2)(a)

Tēnā koe Jaedyn

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2511-1135

John Tiatoa
CIV Applicant - Ngāpuhi Nui Tonu & others

s 9(2)(a)

Tēnā koe Joseph

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FTAA-2511-1135

Joseph Kingi
CIV Applicant Ngāitawake

s 9(2)(a)

Tēnā koe Joseph

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1135
Project name	Orawaahi – A Complete Community
Applicant name	Knight Investments Limited
Project summary details	<p>The project is to establish a master-planned retirement development on approximately 75 hectares at 156 (Lot 1) and Lot 3 DPS 337204 Clarks Beach Road, Auckland region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. A retirement village of approximately 220 units and supporting communal facilities b. Subdivision to create: <ol style="list-style-type: none"> i. approximately 700-800 residential lots and provide infrastructure to enable the future construction including by third parties ii. a neighbourhood centre of approximately 6,000m² gross floor area on 1.7 hectares iii. a service / light industrial / trade supply hub approximately 25,000m² gross floor area on 5 hectares c. A multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing networks in the Clarks Beach community. <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. Resource consents under the Resource Management Act 1991 b. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

FTAA-2511-1135

Joseph Kingi
MAC Applicant
Ngā Puhi Tonu (Te Kotahitanga Marae)

s 9(2)(a)

Tēnā koe Joseph

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2511-1135

Jaedyn Falwasser & Donna Flavell
MAC/CIV Applicant Te Whakakitenga o Waikato Incorporated

s 9(2)(a)

s 9(2)(a)

Tēnā kōrua

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2511-1135

Tori Ngataki
MAC Applicant - Ngāati Tamaoho

s 9(2)(a)

Tēnā koe Tori

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2511-1135

Roimata Minhinnick
MAC Applicant - Ngāati Te Ata

s 9(2)(a)

Tēnā koe Roimata

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FTAA-2511-1135

Linda Thornton
MAC/CIV Applicant Ngāti Kawau & Te Waiariki Korora

s 9(2)(a)

Tēnā koe Linda

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FTAA-2511-1135

Jasmine Cotter Williams
MAC/CIV Applicant - Ngāi Tai ki Tāmaki
C/- Stephanie, Tamaki Legal

s 9(2)(a)

Tēnā koe Jasmine

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