

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Pohutukawa Business Park project under the Fast-track Approvals Act 2024 – FTAA-2506-1077
Date: Friday, 18 July 2025 11:34:33 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment

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 the Pohutukawa Business Park project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2506-1077).

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. 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 ftareferalls@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 ftareferalls@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	Pohutukawa Business Park
Applicant	Knight Investments Limited
Project description	<p>The project is to develop a business park and service area on 13 hectares at 867 and 885 Whitford-Maraetai Road, Beachlands, Auckland region. The project involves the establishment and operation of:</p> <ul style="list-style-type: none">a. 12,160m² of commercial and retail floor area (supermarket, retail spaces including large format retail, trade supplier), and two drive-thru restaurantsb. 37,010m² of light-industrial and service space (warehouses, offices, yard spaces for a garden centre, distribution and other light industrial activities)c. services infrastructured. transport infrastructure (external site access works, internal access circulation and parking provision).

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-2506-1077

Phil Wilson
Chief Executive Officer
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on application for referral of the Pohutukawa Business Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Knight Investments Limited for referral of the Pohutukawa Business Park 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 sections 17 (invite comments) and 20 (request information) of the Act as follows:

Section 17 – invitation to provide comment

Under section 17(1)(a) of the Act, I invite 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
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there are 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

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applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

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 comments sought from anyone outside of your organisation.

Section 20 – request further information

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

3. 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

Any written comments or further information you provide, must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments and information received will inform the Minister and the criteria in section 22 of the Act will guide the Minister's decision-making on whether to refer a 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 comments directly to the portal following completion of the template for written comments provided in Attachment 1.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Stephanie McNicholl. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc: fasttrack@aucklandcouncil.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Knight Investments Limited
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FTAA-2506-1077

John Linstead
Hako Tūpuna Trust

hako@xtra.co.nz

Tēnā koe John

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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 comments sought from, anyone outside of your organisation.

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Where you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (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](#).

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Nāku noa, nā

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

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Knight Investments Limited
Project summary details	<p>The project is to develop a business park and service area on 13 hectares at 867 and 885 Whitford-Maraetai Road, Beachlands, Auckland region.</p> <p>The project involves the establishment and operation of:</p> <ul style="list-style-type: none">a. 12,160m² of commercial and retail floor area (supermarket, retail spaces (including large format retail, trade supplier), and two drive-thru restaurantsb. 37,010m² of light-industrial and service space (warehouses, offices, yard spaces for a garden centre, distribution and other light industrial activities)c. services infrastructured. transport infrastructure (external site access works, internal access circulation and parking provision).

FTAA-2506-1077

David Taipari
Chair
Hauraki Māori Trust Board

general@hauraki.iwi.nz

Tēnā koe David

Invitation to provide written comments on application for referral of the Pohutukawa Business Park project under the Fast-track Approvals Act 2024

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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 comments sought from, 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.

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Please upload any comments to the application portal or email to referral@fasttrack.govt.nz. Written comments may be provided by using the template for written comments in Attachment 1 or 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 Application Lead – Stephanie McNicholl. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

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

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2506-1077

James Palmer
Secretary for the Environment
Ministry for the Environment

Email: s 9(2)(a)

Dear James

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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 written 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 comments sought from anyone outside of your organisation.

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Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Macaela Flanagan, Manager System Oversight, s 9(2)(a)
adminagencyftaa@mfe.govt.nz

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FTAA-2506-1077

Boni Renata
General Manager
Ngaati Whanaunga Incorporated Society

s 9(2)(a)

Tēnā koe Boni

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Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

cc: [s 9\(2\)\(a\)](#)
[Redacted]
[Redacted]

Appendix A: Project summary details

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FTAA-2506-1077

Boni Renata
General Manager
Ngaati Whanaunga Ruunanga Trust

s 9(2)(a)

Tēnā koe Boni

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

cc: [s 9\(2\)\(a\)](#)



Appendix A: Project summary details

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FTAA-2506-1077

Rewa Brown
Chair
Ngāi Tai ki Tāmaki Trust

kaitiaki@ngaitaitamaki.iwi.nz

Tēnā koe Rewa

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

cc: s 9(2)(a) [redacted]
[redacted]
[redacted]
[redacted]
[redacted]

Appendix A: Project summary details

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FTAA-2506-1077

Kiwi Johnson
Ngāti Koheriki Claims Committee

s 9(2)(a)

Tēnā koe Kiwi

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2506-1077
Project name	Pohutukawa Business Park
Applicant name	Knight Investments Limited
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FTAA-2506-1077

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

cc: eu@ngatimaru.iwi.nz

Appendix A: Project summary details

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FTAA-2506-1077

Herearoha Skipper
Chair
Ngāti Paoa Iwi Trust

chair@paoa.co.nz

Tēnā koe Herearoha

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

cc: info@paoa.co.nz
chair@paoa.co.nz
ceo@paoa.co.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2506-1077

Karleen Puriri
Ngāti Tamaoho Settlement Trust

s 9(2)(a)

Tēnā koe Karleen

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

cc: [s 9\(2\)\(a\)](#)
info@tamaoho.maori.nz

Appendix A: Project summary details

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FTAA-2506-1077

Michelle Wilson
Chief Executive
Ngāti Tamaterā Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

cc: s 9(2)(a)
admin@tamatera.iwi.nz
rma@tamatera.iwi.nz
chair@tamatera.iwi.nz

Appendix A: Project summary details

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FTAA-2506-1077

Josie Smith
Chair
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2506-1077

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

s 9(2)(a)

Tēnā koe Paul

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2506-1077

Karen Wilson
Chair
Te Ākitai Waiohū Settlement Trust

s 9(2)(a)

Tēnā koe Karen

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

cc: [s 9\(2\)\(a\)](#)

Appendix A: Project summary details

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FTAA-2506-1077

Nigel Denny
Chair
Te Ākitai Waiohua Waka Taua Incorporated

Akitai.waka.taua@gmail.com

Tēnā koe Nigel

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Ilana Miller
General Manager, Delivery and Operations

cc: s 9(2)(a)

Appendix A: Project summary details

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Application number	FTAA-2506-1077
Project name	Pohutukawa Business Park
Applicant name	Knight Investments Limited
Project summary details	<p>The project is to develop a business park and service area on 13 hectares at 867 and 885 Whitford-Maraetai Road, Beachlands, Auckland region.</p> <p>The project involves the establishment and operation of:</p> <ol style="list-style-type: none">12,160m² of commercial and retail floor area (supermarket, retail spaces (including large format retail, trade supplier), and two drive-thru restaurants37,010m² of light-industrial and service space (warehouses, offices, yard spaces for a garden centre, distribution and other light industrial activities)services infrastructuretransport infrastructure (external site access works, internal access circulation and parking provision).

FTAA-2506-1077

Kelly Ngamane-Huson
Te Patukirikiri Iwi Trust

admin@patukirikiri.co.nz

Tēnā koe Kelly

Invitation to provide written comments on application for referral of the Pohutukawa Business Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Knight Investments Limited for referral of the Pohutukawa Business Park 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 comments sought from, 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.

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

Where you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (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](#).

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 any comments to the application portal or email to referral@fasttrack.govt.nz. Written comments may be provided by using the template for written comments in Attachment 1 or 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 Application Lead – Stephanie McNicholl. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller

General Manager, Delivery and Operations

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FTAA-2506-1077

Jaedyn Falwasser
Te Whakakitenga o Waikato Incorporated

s 9(2)(a)

Tēnā koe Jaedyn

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