

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Simon Watts \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Casey Costello \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Kingseat Village - Stage 1 project under the Fast-track Approvals Act 2024 – FTAA-2510-1104
Date: Friday, 31 October 2025 8:07:18 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

Minister for Economic Growth
Minister for Regional Development
Associate Minister of Housing
Minister of Climate Change
Minister for the Environment
Minister for Seniors

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 Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited for referral of the Kingseat Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2510-1104).

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 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	Kingseat Village
Applicant	Kingseat Village Limited, Karaka Lakeview Limited, and Karaka Centre Limited
Location	Kingseat, Auckland
Project description	The project will include: <ul style="list-style-type: none">a. approximately 1655 to 1820 residential units across a range of densitiesb. a retirement village located on approximately 10 hectares of land and accommodating approximately 300 residential unitsc. a neighbourhood centre/community hub providing approximately 1,500m² of floor aread. a local centre, including commercial activities, providing approximately 11,000m² of floor areae. an open space network including wetland restoration and redevelopment on approximately 81 hectares of landf. associated infrastructure, including for three waters services and transport

Yours sincerely



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-2510-1104

Phil Wilson
Chief Executive
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on an application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited (the applicants) for referral of the Kingseat Village project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council (including Auckland Transport and Watercare) **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 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 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. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments 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 received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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. Alternatively, you are welcome to upload your comments via the portal using your own format or 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 – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ol style="list-style-type: none">a. approximately 1655 to 1820 residential units across a range of densitiesb. a retirement village located on approximately 10 hectares of land and accommodating approximately 300 residential unitsc. a neighbourhood centre/community hub providing approximately 1,500m² of floor aread. a local centre, including commercial activities, providing approximately 11,000m² of floor areae. an open space network including wetland restoration and redevelopment on approximately 81 hectares of landf. associated infrastructure, including for three waters services and transport <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

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 Kingseat Village 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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 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. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these 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 inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is

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made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or 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 – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke.

Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc Michaela Flanagan – Manager, System Oversight – s 9(2)(a) [REDACTED]
adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ul style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Jada MacFie
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe

Invitation to provide written comments on an application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited (the applicants) for referral of the Kingseat Village project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these 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 inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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If you provide 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](#).

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. Alternatively, you are welcome to upload your comments via the portal using your own format or 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 – Jess Hollis. 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 black ink, consisting of a large, stylized loop followed by a horizontal line that tapers to a point on the right.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Cc: kaitiaki@ngaitaitamaki.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ol style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Joe Johnson
Ngāti Koheriki Claims Committee

s 9(2)(a)

Tēnā koe

Invitation to provide written comments on an application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited (the applicants) for referral of the Kingseat Village project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide 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](#).

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 – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ol style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Ngāti Maru Rūnanga Trust

s 9(2)(a)

Tēnā koe

Invitation to provide written comments on an application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited (the applicants) for referral of the Kingseat Village project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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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

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Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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FTAA-2510-1104

Karleen Puriri
Ngāti Tamaoho Settlement Trust

s 9(2)(a)

Tēnā koe

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized loop at the top left that extends into a long, horizontal stroke ending in a sharp point on the right.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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Application number	FTAA-2510-1104
Project name	Kingseat Village
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FTAA-2510-1104

Robert Ketu
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Cc: 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ol style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Karen Wilson
Te Ahiwaru Waiohua

s 9(2)(a)

Tēnā koe

Invitation to provide written comments on an application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited (the applicants) for referral of the Kingseat Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

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Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ol style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Nigel Denny Snr
Te Ākitai Waiohua Settlement Trust

Akitai.waka.taua@gmail.com

Tēnā koe

Invitation to provide written comments on an application for referral of the Kingseat Village project under the Fast-track Approvals Act 2024

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Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
Applicant name	Kingseat Village Limited, Karaka Lakeview Limited and Karaka Centre Limited
Project summary details	<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 include:</p> <ol style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Harry Wilson
Te Ākitai Waiohua Waka Taua Inc

s 9(2)(a)

Tēnā koe

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Ilana Miller
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Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1104
Project name	Kingseat Village
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Project summary details	<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 include:</p> <ol style="list-style-type: none"> 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 1,500m² 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 <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991

FTAA-2510-1104

Parekawhia McLean
Te Whakakitenga o Waikato Incorporated

secretariat@tainui.co.nz

Tēnā koe

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Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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FTAA-2510-1104

Jaedyn Falwasser

Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership

s 9(2)(a)

Tēnā koe

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General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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