

## FTAA–2506–1077: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

### Project Name: Pohutukawa Business Park

Date submitted:	10 July 2025	Tracking #: BRF–6465	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	To be advised

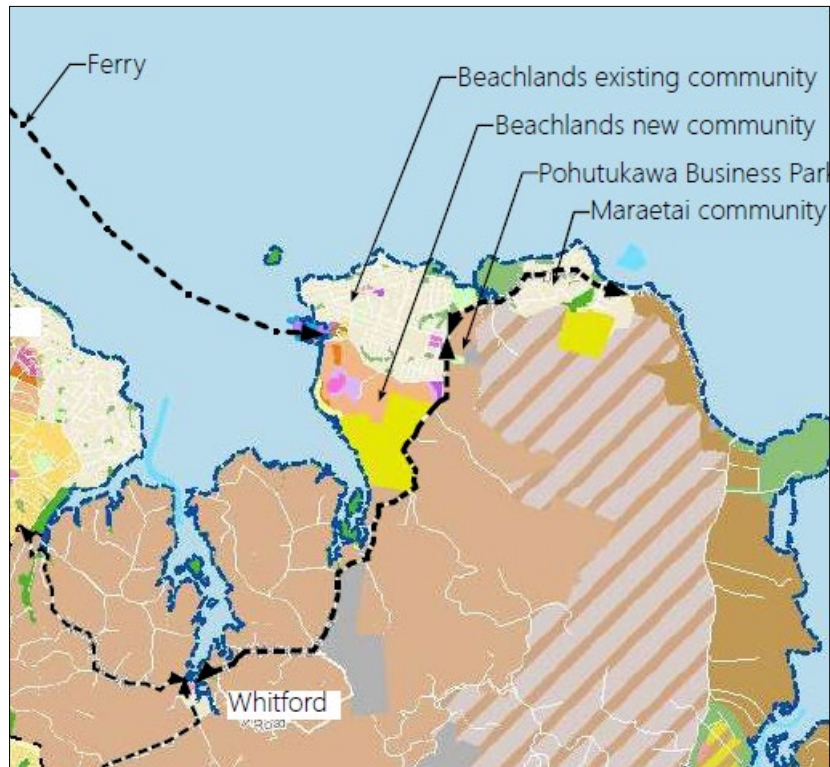
Actions for Minister's Office staff	<b>Return</b> the signed briefing to MfE – email to: <a href="mailto:FTAreferrals@mfe.govt.nz">FTAreferrals@mfe.govt.nz</a> <b>Send</b> email to Ministers to invite comment
Number of attachments: 3	Appendices: 1. Statutory framework summary 2. Application documents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

### Ministry for the Environment contacts:

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author(s)	Stephanie McNicholl, Julian Jackson		
Acting Manager	Ben Bunting	s 9(2)(a)	✓
Acting General Manager	Stephanie Frame	s 9(2)(a)	

## Project location

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## Key messages

1. This briefing seeks your initial decisions on an application from Knight Investments Limited to refer the Pohutukawa Business Park project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.
2. The project is to develop a business park and service area on 13 hectares at 867 and 885 Whitford-Maraetai Road, Beachlands, Auckland region.
3. The project involves the establishment and operation of.
  - a. 12,160m<sup>2</sup> of commercial and retail floor area (supermarket, retail spaces (including large format retail, trade supplier), and two drive-thru restaurants)
  - b. 37,010m<sup>2</sup> of light-industrial and service space (warehouses, offices, yard spaces for a garden centre, distribution and other light industrial activities)
  - c. services infrastructure
  - d. transport infrastructure (external site access works, internal access circulation and parking provision).
4. The project will require the proposed approvals:

- a. Resource consents under the specified Act – Resource Management Act 1991.
5. We have undertaken initial analysis of the referral application which is presented along with our considerations and recommendations in Table A.
6. We have decided the application is complete and within scope under section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
7. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being: local authorities, the Minister for the Environment and relevant portfolio Ministers, relevant administering agencies, the owners of Māori land within the project area and identified Māori groups from section 18(2) of the Act. The parties are listed in Attachment 3.
8. We recommend that you also invite written comments from the Minister for Economic Growth and the Minister for Regional Development as additional parties under section 17(5) of the Act, for the reasons detailed in Table A.

### Action sought

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

### Signature

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Stephanie Frame  
**Acting General Manager – Delivery and Operations**

**Table A: Stage 1 analysis**

Project details	Project Name		Applicant		Project Location	
	Pohutukawa Business Park		Knight Investments Limited c/- Russell McVeigh		867 and 885 Whitford-Maraetai Road, Beachlands, Auckland region.	
Project description	<p>The project is to develop a business park and service area and involves the establishment and operation of:</p> <ul style="list-style-type: none"><li>a. 12,160m<sup>2</sup> of commercial and retail floor area (supermarket, retail spaces (including large format retail, trade supplier), and two drive-thru restaurants</li><li>b. 37,010m<sup>2</sup> of light-industrial and service space (warehouses, offices, yard spaces for a garden centre, distribution and other light industrial activities)</li><li>c. services infrastructure</li><li>d. transport infrastructure (external site access works, internal access circulation and parking provision)</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>Resource consents under the specified Act – Resource Management Act 1991</li></ul>					
Consultation undertaken	As required by s11, the applicant has consulted with:					
	Relevant local authorities	Relevant iwi authorities, hapu and Treaty settlement entities:	Relevant MACA groups	Ngā hapū o Ngāti Porou]	Relevant administering agencies	Holder of land to be exchanged
	<ul style="list-style-type: none"><li>Auckland Council</li></ul>	<ul style="list-style-type: none"><li>Ngāi Tai ki Tāmaki Trust</li><li>Ngāti Tamaoho Trust</li><li>Te Patukirikiri Iwi Trust</li><li>Ngāti Pāoa Iwi Trust</li><li>Ngāti Pāoa Trust Board</li><li>Te Ākitai Waiohūa Iwi Authority</li><li>Ngaati Whanaunga Incorporated Society</li><li>Ngāti Maru Rūnanga Trust</li><li>Ngāti Tamaterā Treaty Settlement Trust</li><li>Te Patukirikiri Iwi Trust</li><li>Hako Tūpuna Trust</li><li>Te Whakakitenga o Waikato</li><li>Ngāti Te Ata</li><li>Ngāti Koheriki</li></ul>	Not applicable	Not applicable	<ul style="list-style-type: none"><li>Ministry for the Environment</li></ul>	Not applicable
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<p>You may consider any of the following matters, or any other matters you consider relevant.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i> The applicant considers the development project will contribute to a well-functioning urban environment in Beachlands as the area is currently constrained by its transport infrastructure reliance on private vehicles and limited public transport options. In addition, the applicant considers the project will provide opportunities for local employment in a strategic location that is undergoing recent and future residential development.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant considers the development project will deliver significant economic benefits including employment opportunities of approximately 1,085 full-time equivalent job years over the 4-year development period across multiple sectors.</p> <p><i>Any other matters that may be relevant [s22(b)]</i> N/A</p>					

referring the project to the fast-track approvals process [section 22(1)(b)]	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i></p> <p>The applicant considers this is satisfied for the following reasons:</p> <ul style="list-style-type: none"> <li>Through the COVID-19 (Fast-track Consenting) process, Auckland Council commented the development should be subject to rezoning via a private plan change under standard RMA processes, adding an estimated to 4-6 years to the timeline for development. There is a high likelihood that if the standard RMA resource consent process was utilised the application would be publicly notified, thus resulting in time delays.</li> <li>Public and limited notification is precluded under the Fast-track Approvals Act 2024, therefore the approvals timeframe anticipated under the fast-track process is likely to considerably shorter (by several years) and more efficient than if approvals were sought under the standard RMA process. This will enable the significant regional benefits to be realised earlier.</li> </ul> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i></p> <p>The applicant considers this is satisfied for the following reasons:</p> <ul style="list-style-type: none"> <li>This is a straightforward project noting that a similar project has previously have been considered and was consented under the COVID-19 fast-track process.</li> </ul>		
Minister invites comments	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <ul style="list-style-type: none"> <li>a. Relevant local authorities: Auckland Council</li> <li>b. Relevant portfolio Minister(s): Minister for the Environment</li> <li>c. Relevant administering agencies: Ministry for the Environment</li> <li>d. Māori groups identified in Attachment 3</li> </ul>	<p><i>You may also copy the application to, and invite written comments from, any other person[s17(5)].</i></p> <ul style="list-style-type: none"> <li>a. Minister for Economic Growth</li> <li>b. Minister for Regional Development</li> </ul>	<p><i>You may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request (s. 20).</i></p> <ul style="list-style-type: none"> <li>a. Auckland Council - information on 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</li> </ul>
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, any relevant administering agencies and the Māori groups identified in the list provided.			Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if written comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline the application.			Noted
f. Agree to progress the Pohutukawa Business Park Project to our Stage 2 analysis (invite written comments and request section 18 report stage).			Yes/No
g. Agree to provide the application to, and invite written comments from: <ul style="list-style-type: none"> <li>a. Relevant local authorities: Auckland Council</li> <li>b. Relevant portfolio Minister(s): Minister for the Environment</li> <li>c. Relevant administering agencies: Ministry for the Environment</li> <li>d. The Māori groups identified in Attachment 3</li> </ul>			Yes/No Yes/No Yes/No Yes/No
h. Agree to provide the application to, and invite written comments from additional entities/persons under section 17(5): Minister for Economic Growth, Minister for Regional Development			Yes/No
i. Agree to request the following further information from the applicant, the relevant local authorities or the relevant administering agencies under section 20: <ul style="list-style-type: none"> <li>a. Relevant local authorities: Auckland Council – information on 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</li> </ul>			Yes/No

j. <b>Note</b> that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence other than to Ministers	Noted
k. <b>Agree</b> to send email and invite written comments from Ministers	Yes/No

Signed:

Hon Chris Bishop  
Minister for Infrastructure

Date:



## Appendix 1:

### Statutory framework summary

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

**Appendix 2: Application documents for Pohutukawa Business Park Project: (in File Exchange)**



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

Name of group	Type of group (section of Act)
Ngāi Tai ki Tāmaki Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāi Tai ki Tāmaki Claims Settlement Act 2018)
Te Ākitai Waiohua Waka Taua Inc	iwi authority (s18(2)(a))
Ngāti Tamaoho Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Tamaoho Claims Settlement Act 2018)
Ngāti Paoa Iwi Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Maru Rūnanga Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Tamaterā Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Te Patukirikiri Iwi Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Incorporated Society	iwi authority (s18(2)(a))
Ngāti Te Ata Claims Support Whānau Trust	iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Hako Tūpuna Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Te Whakakitenga o Waikato Incorporated	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)), other Māori groups with relevant interests (s18(2)(k))
Hauraki Māori Trust Board	other Māori groups with relevant interests (s18(2)(k))