



## Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

**Project Name: FTAA-2511-1129 Hobsonville Retirement Village**

<b>To:</b>	<b>Date:</b>
Hon Chris Bishop, Minister for Infrastructure	27 February 2026

Number of attachments: 5	Attachments: <ol style="list-style-type: none"><li>1. Provisions of section 18 of the Fast-track Approvals Act 2024</li><li>2. Project location maps</li><li>3. List of relevant Māori groups</li><li>4. Comments received from invited Māori groups</li><li>5. Comments received from the Minister for Māori Development and Minister for Māori Crown Relations</li></ol>
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### Ministry for the Environment contacts:

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Julian Jackson		
Acting Manager, Fast-track Operations	Max Gander-Cooper	s 9(2)(a)	✓
General Manager, Investment Strategy & Operations	Ilana Miller	s 9(2)(a)	

### Key points

1. The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2511-1129 Hobsonville Retirement Village referral application.
2. The applicant, Kings Heights Group Limited (KHGL), proposes to establish a comprehensively planned retirement village at 82 Hobsonville Road, West Harbour, Auckland. The proposed development comprises approximately 371 retirement units, plus communal leisure facilities and a health care building. The site is not located in or adjacent to the marine and coastal area. KHGL owns the land on which the project is proposed.

KHGL is seeking approvals under the Act which would otherwise be sought under the Resource Management Act 1991 (RMA).

3. Section 18(2) of the Act requires that this report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. Auckland has a complex Treaty settlement landscape with many overlapping interests. There are fifteen relevant Māori groups for this project area, which we have listed at **Attachment 3**.
4. The Treaty settlements relevant to this application are: Ngāti Whātua Ōrākei Claims Settlement Act 2012, Ngāti Whātua o Kaipara Claims Settlement Act 2013, Te Kawerau ā Maki Claims Settlement Act 2015, Ngāti Tamaoho Claims Settlement Act 2018, Ngāti Pāoa Claims Settlement Act 2025, and Te Ākitai Waiohua deed of settlement signed 12 November 2021.
5. The provisions of the settlements identified above do not place any direct procedural obligations on you, or any subsequent panel should you accept the referral application, in relation to the approvals being sought by the applicant.
6. In response to the invitation for Māori groups to comment under section 17(1)(d) of the Act, you received comments on the application from Ngā Maunga Whakahii o Kaipara Development Trust and Ngāti Tamaoho Settlement Trust. Ngā Maunga Whakahii o Kaipara Development Trust opposes the project and processing via Fast-track, citing excessive scale, aviation and reverse sensitivity risks, outdated stormwater planning, cultural and water quality concerns, and the need for redesign and downsizing of the project. Ngāti Tamaoho Settlement Trust is concerned about potential contamination of Rawiri Stream and the surrounding environment by poorly designed stormwater systems, and the need for the project to be guided by mana whenua, including ongoing engagement with Te Kawerau-ā-Maki.
7. The Minister for Māori Development and the Minister for Māori Crown Relations support the application for referral.
8. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

## Signature

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Max Gander-Cooper  
**Acting Manager – Fast-track Operations**

## Introduction

9. Under section 18 of the Act, you must obtain and consider a report on Treaty settlements and other obligations for each referral application, prepared by the responsible agency (Secretary for the Environment).
10. The information which must be provided in this report includes:
  - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
  - b. relevant principles and provisions in Treaty settlements and other arrangements;
  - c. a summary of comments and further information received from invited Māori groups; and
  - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
11. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

## Proposed project

12. The applicant, KHGL, proposes to establish a comprehensively planned retirement village at 82 Hobsonville Road, West Harbour, Auckland, roughly 1.5km from the Westgate Metropolitan Centre. Approximately 371 retirement units are planned, comprising around 42 care units, 25 single level villas, 18 2-level villas and 18 terraces. There are six apartment buildings varying in height between three and six levels. Proposed communal facilities include a three-storey care building and recreation amenities. The Rāwiri Stream runs through the middle of the site.
13. This 'greenfield' development is not located in or adjacent to the marine and coastal area. No identified Māori land is involved in the proposal – all land in the project area is owned by KHGL.
14. The applicant seeks approvals under the Act which would otherwise be sought under the RMA for land use and discharges, and potentially in relation to the National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health<sup>1</sup>.
15. We have provided a location map at **Attachment 2**.

## Relevant iwi authorities, Treaty settlement entities, and other Māori groups

16. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

### Iwi authorities

17. Under section 4(2) of the Act, 'iwi authority' has the same meaning as in section 2(1) of the RMA:

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<sup>1</sup> Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

*the authority which represents an iwi and which is recognised by that iwi as having authority to do so.*

18. We consider the following groups to be the relevant iwi authorities for the project area:
- a. Ngāti Whātua Ōrākei Trust, representing Ngāti Whātua Ōrākei;
  - b. Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara;
  - c. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki;
  - d. Ngāti Tamaoho Settlement Trust, representing Ngāti Tamaoho;
  - e. Ngāti Tamaterā Settlement Trust, representing Ngāti Tamaterā;
  - f. Ngāti Maru Rūnanga Trust, representing Ngāti Maru (Hauraki);
  - g. Hako Tūpuna Trust, representing Hako;
  - h. Ngāti Pāoa Iwi Trust, representing Ngāti Pāoa;
  - i. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua;
  - j. Te Ākitai Waiohua Waka Taua Inc, representing Te Ākitai Waiohua; and
  - k. Hauraki Māori Trust Board, representing the Hauraki Iwi.
19. The Hauraki Māori Trust Board is a collective entity that may represent 12 Hauraki iwi for the purposes of the RMA, including Ngāti Tamaterā, Hako, and Ngāti Pāoa, whose areas of interest overlap with the project area.

### **Treaty settlement entities**

20. Under section 4(1) of the Act, “Treaty settlement entity” means any of the following:
- (a) a post-settlement governance entity (PSGE):*
  - (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:*
  - (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:*
  - (d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):*
  - (e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).*
21. Under the Act, a PSGE:
- (a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—*
    - (i) by that group; or*
    - (ii) by or under an enactment or order of a court; and*
  - (b) includes—*
    - (i) an entity established to represent a collective or combination of claimant groups; and*
    - (ii) an entity controlled by an entity referred to in paragraph (a); and*

*(iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).*

22. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.<sup>2</sup>
23. We have identified the following relevant Treaty settlement entities for this project area:
- a. Ngāti Whātua Ōrākei Trust, PSGE for the Ngāti Whātua Ōrākei Claims Settlement Act 2012;
  - b. Ngā Maunga Whakahii o Kaipara Development Trust, PSGE for the Ngāti Whātua o Kaipara Claims Settlement Act 2013;
  - c. Te Kawerau Iwi Settlement Trust, PSGE for the Te Kawerau ā Maki Claims Settlement Act 2015;
  - d. Ngāti Tamaoho Settlement Trust, PSGE for the Ngāti Tamaoho Claims Settlement Act 2018; and
  - e. Ngāti Pāoa Iwi Trust, PSGE for the Ngāti Pāoa Claims Settlement Act 2025.
24. A PSGE may be established ahead of finalising a deed of settlement and/or enactment of Treaty settlement legislation. The following PSGEs in this category are also relevant:
- a. Te Ākitai Waiohua Settlement Trust, PSGE for the deed of settlement signed 12 November 2021;
  - b. Te Rūnanga o Ngāti Whātua, PSGE for Ngāti Whātua remaining claims, agreement in principle signed 18 August 2017;
  - c. Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, PSGEs for the Marutūāhu Collective, deed of settlement initialled 17 July 2018;
  - d. Ngāti Maru Rūnanga Trust, PSGE for the deed of settlement initialled 8 September 2017;
  - e. Ngāti Tamaterā Settlement Trust, PSGE for the deed of settlement initialled 8 September 2017; and
  - f. Hako Tūpuna Trust, PSGE for the deed recording on-account arrangements signed 30 June 2014.

### **Groups mandated to negotiate Treaty settlements**

25. In addition to the PSGEs identified at paragraph 24, the following group has a recognised mandate to negotiate a Treaty settlement over an area which may include the project area, and is in the early stages of negotiating their Treaty settlements with the Crown:
- a. Ngāti Te Ata Claims Support Whānau Trust representing Ngāti Te Ata, terms of negotiation signed 9 June 2011.
26. There are no groups that have yet to be mandated relating to the project area and none are anticipated. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have

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<sup>2</sup> Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

been either settled or are currently at various stages of the settlement process in respect of the project area.

### **Takutai Moana groups and ngā hapū o Ngāti Porou**

27. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
28. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

### **Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws**

29. The project area is not within a taiāpure-local fisheries area, mātaimai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

### **Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed**

30. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
  - a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
  - b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
31. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

### **Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements**

32. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.
33. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify.

### **Any other Māori groups with relevant interests**

34. In addition to the groups above, we have also identified Ngāti Rango, a hapū of Ngāti Whātua o Kaipara, as another Māori group which may have relevant interests.
35. For your information, the applicant indicates they sought consultation with 11 Māori groups via an email invitation.
36. We note this application follows a referral for a similar project at this site from this applicant which was recently declined (BRF-6359 refers) due to a height limitation associated with

the nearby Whenuapai Airforce Base. At the time, Ngāti Tamaoho indicated their rights and interests would not be affected by that particular project but did not comment on the present application.

## Relevant principles and provisions in Treaty settlements and other arrangements

### Treaty settlements

37. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.
38. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:
  - a. Ngāti Whātua Ōrākei Claims Settlement Act 2012;
  - b. Ngāti Whātua o Kaipara Claims Settlement Act 2013;
  - c. Te Kawerau ā Maki Claims Settlement Act 2015;
  - d. Ngāti Tamaoho Claims Settlement Act 2018;
  - e. Ngāti Pāoa Claims Settlement Act 2025; and
  - f. Te Ākitai Waiohū deed of settlement signed 12 November 2021.

### Relevant principles and provisions

39. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

#### *Crown acknowledgements and apologies*

40. The Crown offers acknowledgements and an apology to relevant groups as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.
41. As part of its apologies to Ngāti Whātua Ōrākei, Ngāti Whātua o Kaipara, Te Kawerau ā Maki, Ngāti Tamaoho, Ngāti Pāoa, and Te Ākitai Waiohū the Crown stated that it looked forward to building a new relationship with these groups based on co-operation, mutual trust, and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.
42. The settlements identified above do not contain any provisions that place specific obligations on you as Minister, or any panel should you accept the application for referral, in relation to the approvals being sought by the applicant. However, the interests of those groups who have settled their historical Treaty claims in relation to the project area, and other relevant Māori groups, should be considered in the spirit of the Crown's acknowledgements and apologies to settlement groups.
43. Ultimately, iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

### **Customary Marine Title/Protected Customary Rights**

44. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

### **Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996**

45. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

### **Mana Whakahono ā Rohe/Joint management agreement**

46. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

## **Summary of comments received and advice**

### **Comments from invited Māori groups**

47. Pursuant to section 17(1)(d) of the Act, on 5 December 2025 you invited written comments from the Māori groups identified above in paragraphs 18-25, from a list we previously provided you. These groups were provided with access to the application material and had 20 working days from receipt of the copy of the application to respond.

48. You received comments on the application from Ngā Maunga Whakahii o Kaipara Development Trust on behalf of Ngāti Whātua o Kaipara, which can be summarised as follows:

- a. Ngāti Whātua o Kaipara supports the reasons for rejecting the applicant's previous application from Fast-track referral. The bulk and scale of development is not really anticipated by the underlying Mixed Housing Urban Zone. The Whenuapai air base has been there for 85 years and the height restriction in the flight path is very important for defence and security purposes;
- b. there would have to be robust no-complaints covenants on titles as part of consent conditions in favour of light industrial and New Zealand Defence Force activity so that the retirement village cannot formally complain about aircraft noise or potentially adjacent light industrial operations;
- c. a number of cultural sensitivities arise in relation to hydrological and long-term water quality considerations and the Rāwiri Stream which flows through the middle of the site. Ngāti Whātua o Kaipara questions whether the proposed development is consistent with the current revised approaches to overland flow path and stream margin management in this area; and
- d. now enshrined within Plan Change 120 (Notified on 3 November 2025 and thus having some legal effect), the revision to Future Urban Zone gives more credence to suggested down-sizing or reconfiguring the proposal.

49. You also received comments from Ngāti Tamaoho Settlement Trust (representing Ngāti Tamaoho) after the statutory timeframe. Under section 17(7)(b) of the Act, you may consider these comments at your absolute discretion, as long as you have not already made a decision on the application under section 21. These comments can be summarised as follows:

- a. Ngāti Tamaoho Settlement Trust (NTST) is concerned about potential harm to the Rawiri Stream and the environment caused by contaminants including heavy metals, hydrocarbons, and sediment in stormwater from the project area;
- b. NTST says that robust, properly designed and well-maintained stormwater systems are required to ensure that the surrounding environment is protected and that the project can operate sustainably;
- c. the stormwater systems should be designed help to manage runoff, reduce erosion, enhance water filtration, prevent contaminants from entering nearby waterways, contribute to long-term resilience, and include appropriate setbacks, planting and natural buffers, to support ecological health and cultural values associated with the area;
- d. NTST expresses support for Te Kawerau-ā-Maki, which is contingent on Te Kawerau-ā-Maki having the opportunity to express their kaitiakitanga responsibilities in relation to the project; and
- e. NTST emphasises it is important for the project to be guided by those with enduring relationships to the area, including ongoing engagement by the applicant with Te Kawerau-ā-Maki.

### **Consultation with departments and Ministers**

50. In preparing this report, we are required to:

- a. consult relevant departments; and
- b. provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti (for response within 10 working days).

51. We sought advice from Te Puni Kōkiri and The Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups and have incorporated their views into this report.

52. The Minister for Māori Development and the Minister for Māori Crown Relations support the application for referral.

### **Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s**

53. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

54. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

## Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, obtain and consider a report that is prepared by the responsible agency in accordance with this section.	9-11
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	17-24
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	37-38
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	39-43
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	25-26
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	27, 44
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	27, 44
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	28, 44
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	29, 45
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	30-31
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), <ul style="list-style-type: none"> <li>(i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.</li> </ul>	32-33, 46

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
<b>18(2)(k)</b>	Any other Māori groups with relevant interests.	34-36
<b>18(2)(l)</b>	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e) (ii) any further information received by the Minister from those groups	47-49
<b>18(2)(m)</b>	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	53-54
<b>18(3)</b>	In preparing the report required by this section, the responsible agency must— (a) consult relevant departments; and (b) provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti.	50-51
<b>18(4)</b>	Those Ministers must respond to the responsible agency within 10 working days after receiving the draft report	52

## Attachment 2: Project location maps

Map 1 – Location of Hobsonville Retirement Village at 82 Hobsonville Road, West Harbour, Auckland, indicated by yellow circle below



Map 2 – Site footprint of Hobsonville Retirement Village indicated by red marking below



### Attachment 3: List of relevant Māori groups

Name of group	Type of group (section of Act)
<b>Ngāti Whātua Ōrākei Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua Ōrākei Claims Settlement Act 2012
<b>Ngā Maunga Whakahii o Kaipara Development Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua o Kaipara Claims Settlement Act 2013
<b>Te Kawerau Iwi Settlement Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Te Kawerau ā Maki Claims Settlement Act 2015
<b>Ngāti Tamaoho Settlement Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Tamaoho Claims Settlement Act 2018
<b>Te Ākitai Waiohua Settlement Trust</b>	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 12 November 2021
<b>Ngāti Tamaterā Settlement Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
<b>Ngāti Maru Rūnanga Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
<b>Hako Tūpuna Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
<b>Ngāti Pāoa Iwi Trust</b>	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 20 March 2021

<b>Te Rūnanga o Ngāti Whātua</b>	Iwi authority (s18(2)(a)), mandated entity (s18(2)(d)), other Māori group with relevant interests (s18(2)(k))
<b>Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership</b>	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
<b>Hauraki Māori Trust Board</b>	Iwi authority (s18(2)(a)), other Māori group with relevant interests (s18(2)(k))
<b>Te Ākitai Waiohua Waka Taua Inc.</b>	Iwi authority (s18(2)(a))
<b>Ngāti Te Ata Claims Support Whānau Trust</b>	Mandated entity (s18(2)(d))
<b>Ngāti Rango</b>	Other Māori group with relevant interests (s18(2)(k))

## Attachment 4: Comments received from invited Māori groups

### Ngā Maunga Whakahii o Kaipara Development Trust on behalf of Ngāti Whātua o Kaipara

#### Proposal - Hobsonville Retirement Village (82 Hobsonville Road)

The reasons for rejection from fast-track referral were very valid and, in principle, we tuatoko this. Ultimately, that bulk and scale of development is not really anticipated by the underlying MHU zone. The Whenuapai air base has been there for 85 years and the height restriction in the flight path is very important for defence and security purposes.

#### Potential reverse-sensitivity effects

- There would have to be a very robust no-complaints covenant on titles (in a consent / fast track approval conditions). In favour of light industrial and NZDF activity.
- That is, so the retirement village (operators and residents) cannot formally complain about aircraft noise or potentially adjacent light industrial operations.
- This is not our concern but in the interests of making constructive feedback about how it could be amended for overall acceptability, this should be mentioned.

#### Cultural and natural environment matters

There are a number of sensitivities from a cultural perspective, as there are hydrological and long-term water quality considerations if redeveloping this property.

The Rāwiri Stream flows through the middle of the site, which then becomes the Waiarohia Inlet of the Waitemata Harbour. The Whenuapai 3 Precinct Stormwater Management Plan, referred to in the Airey Infrastructure Report, is now relatively outdated (being prepared more than 8 years ago). More recently there has been revised approaches to overland flow path and stream margin management in this area.

#### Other planning comments

Essentially, a redesign would be necessary i.e. design to comply (height reduction etc).

Now enshrined within Plan Change 120 (Notified on 3 November 2025 and thus having some legal effect), the revision to Future Urban Zone gives more credence to suggested down-sizing or reconfiguring the scheme. The site appears comparatively isolated.

*This feedback has been prepared on behalf of Ngāti Whātua o Kaipara, by Ngā Maunga Whakahii o Kaipara Development Trust - Environmental Business Unit: Te Tari Tai Ao.*

[tetaritai@kaiparamoana.com](mailto:tetaritai@kaiparamoana.com)

Submitted to:

[contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz)

22 December 2025

**Ngāti Tamaoho Settlement Trust  
on behalf of Ngāti Tamaoho**



23 January 2026

Ministry for the Environment

Attention: Stephanie McNicholl  
[referral@fastrack.govt.nz](mailto:referral@fastrack.govt.nz)

**Comments on the application for referral of the Hobsonville Retirement Village project  
under the Fast-track Approvals Act 2024**

Ko Te Mānukanuka o Hoturoa te moana

Ko Tainui te waka

Ko Mangatangi, Whātāpaka me Ngā Hau e Whā ngā marae

**Introduction**

1. These comments have been prepared by the Ngāti Tamaoho Settlement Trust. As the post-settlement governance entity for Ngāti Tamaoho, the Settlement Trust was established to advocate for the rights and interests of Ngāti Tamaoho. We welcome the opportunity to make comments on the application for referral of the Hobsonville Retirement Village (the Project). The application is by Knights Heights Group Limited (the Applicant).

*Background to Ngāti Tamaoho*

2. Ngāti Tamaoho descend from the first peoples of Tāmaki Makaurau. And, since the arrival of our tūpuna – the earliest inhabitants of this land who formed groups, including Te Tini o Toi, Ngā Oho, Ngā Iwi, Ngā Ririki – we have exercised rangatiratanga across our takiwā. Our tūpuna also included members of the Tainui waka, including Taikehu, Poutūteka and Rakataura. We are the descendants of the union of these great peoples, brought together under the leadership of our eponymous tupuna, Tamaoho.

And the whenua, including Te Mānukanuka o Hoturoa, Āwhitu and Te Pūaha o Waikato, is our takiwā.

3. Our tūpuna never ceded sovereignty. Our people were once prosperous. Since prior to 1840, our tūpuna sought to develop commercial relationships with Pākehā settlers by entering into land transactions with them and the Crown. However, in 1863, Ngāti Tamaoho were unfairly labelled as ‘rebels’; their homes were burned and looted, they were evicted from their settlements, and their remaining land was confiscated. By 1900, our tūpuna were virtually landless, leading to generations of Ngāti Tamaoho suffering severe deprivation, which was further compounded by calamitous environmental degradation to serve Auckland’s growth that Ngāti Tamaoho had no control over.
4. Our tūpuna never gave up on re-establishing our mana, within ourselves and across our takiwā. Since the middle of the 19<sup>th</sup> century, Ngāti Tamaoho has sought redress for its historical grievances with the Crown. The responsibility for seeking redress passed down through generations of Ngāti Tamaoho, and this journey saw our people engage in successive attempts to address the hurt of the past and to find a pathway forward for our people. This journey culminated in the realisation of:
  - 4.1. the Waikato Raupatu Claims Settlement Act 1995;
  - 4.2. the Waikato River Settlement Act 2010;
  - 4.3. the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; and
  - 4.4. the Ngāti Tamaoho Claims Settlement Act 2018 (the Act).

*Relevant Provisions of the Ngāti Tamaoho Claims Settlement Act 2018*

5. Ngāti Tamaoho does not have a strong relationship with the project area, though the project area falls within the Ngāti Tamaoho Area of Interest. There are no statutory acknowledgements impacted by the Project.

**Comments**

*Anticipated effects on the environment*

6. We anticipate that the Project, if placed on the fast-track and subsequently approved, would impact the Rawiri Stream. Of particular concern would be the quality of stormwater infrastructure.
7. Poorly managed stormwater can carry contaminants – including heavy metals, hydrocarbons and sediment – and cause harm to the Rawiri Stream. The health of this ecosystem is directly tied to kaitiakitanga responsibilities. Robust, well-designed

stormwater systems is necessary to support that, including creating and maintaining sufficiently-sized setbacks and planting.

8. Robust, well-designed stormwater systems are essential to ensuring that the surrounding environment is protected and that the Project can operate sustainably. Such systems help manage runoff, reduce erosion, and prevent contaminants from entering nearby waterways, thereby supporting both ecological health and cultural values associated with the area.
9. This requires not only technical solutions but also thoughtful land-use planning, including the creation and maintenance of sufficiently sized setbacks and appropriate planting. These measures strengthen natural buffers, enhance water filtration, and contribute to long-term resilience, ensuring the landscape can continue to function in a way that upholds environmental and cultural integrity.

*Expectations for how Ngāti Tamaoho's views should inform the project*

10. We acknowledge the deep relationship that Te Kawerau-ā-Maki have with the project area. Their whakapapa runs deep within the whenua, established by centuries of continued occupation and authority of, and across, the coastal marine area of the Waitemata harbour.
11. As our relationship with the project area is not strong, we wish to express our wish that our support for Te Kawerau-ā-Maki is noted, and that our position with respect to the Project is contingent on their opportunity to express their kaitiakitanga responsibilities, irrespective of the conclusion of their cultural impact assessment. Therefore, our concern with respect stormwater infrastructure should be guided by the ongoing engagement by the Applicant with Te Kawerau-ā-Maki.

**Conclusion**

12. In summary, the potential effects of the Project on the Rawiri Stream underscore the need for high-quality stormwater infrastructure and careful environmental planning. Without robust systems, contaminants carried through stormwater runoff risk degrading the stream, undermining both ecological health and the exercise of kaitiakitanga. Ensuring that setbacks, planting, and other natural buffers are properly designed and maintained will be essential to protecting the integrity of the surrounding environment.
13. Equally important is the need for the Project to be guided by those with enduring relationships to the area. As Ngāti Tamaoho does not hold a strong connection to this location, our position is that the appropriate expression of kaitiakitanga is through Te Kawerau-ā-Maki that arises through their whakapapa to the project area. Their ability to express and uphold their kaitiakitanga responsibilities must remain central to

decision-making. Accordingly, our support for the Project is contingent on meaningful and ongoing engagement between the Applicant and Te Kawerau-ā-Maki, particularly regarding the design and placement of stormwater infrastructure.

## Attachment 5: Comments received from the Minister for Māori Development and Minister for Māori Crown Relations

**Hon Tama Potaka Comments** - Saved

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**Feedback Details**

Feedback ID \* FDB001817B0F2

Title \* Hon Tama Potaka Comments

Regarding  [FTAA-2511-1129 Hobsonville Retirement Village](#)

Comments

I support the application progressing to the Expert Panel for substantive consideration.

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**Feedback Contacts**

Created By (Contact)  [Bria Kerei-Keepa](#)

Source Portal

Application  [Hobsonville Retirement Village](#)

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