From: <u>Infrastructure Portfolio</u>

To: Nicola Willis (MIN); Paul Goldsmith (MIN); Shane Jones (MIN); Penny Simmonds (MIN); Tama Potaka (MIN)

Cc: FTAreferrals

Subject: Invitation to comment on fast-track referral application Waipiro Marina project under the Fast-track Approvals Act 2024 - FTA-2503-1034

Date: Monday, 14 April 2025 10:43:54 am

Attachments: Template Comments Form for Invited Ministers.docx

To:

Minister for Economic Growth
Minister for Regional Development
Minister for Arts, Culture and Heritage
Minister for Treaty Negotiations
Minister of Conservation
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 Kallum Brown for referral for Waipiro Marina project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2503-1034).

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 a Conflict of Interest is identified through any stage of providing comments, please inform my office immediately so we can initiate a transfer of this responsibility.

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 tareferrals@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 tareferrals@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.

Project summary

Project name	Waipiro Marina
Applicant	Kallam Brown is the applicant. The project will be delivered in partnership
	between Azuma Properties and Hopper Developments Ltd.
Project description	To construct a commercial marina at Waipiro Bay, Bay of Islands, in the
	Northland Region. The project comprises:
	a commercial marina development with berthage for 250 craft
	 a public boat launching ramp, and parking for marina users and
	boat trailers.
	 associated marina infrastructure including fuelling services,
	hospitality and retail outlets, and facilities for emergency
	services.
	 upgrading road access, limited vegetation clearance, dredging,
	reclamation for parking and services, pile and pier installation,
	building construction, and landscaping.

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 for Sport & Recreation, Leader of the House, Associate Minister of Finance

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand





Andrew Coleman Chief Executive Heritage New Zealand Pouhere Taonga

Email: s 9(2)(a)

Dear Andrew

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

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

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

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 inconfidence and should not be forwarded or comments 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 help inform the Minister's consideration in making decisions on whether to accept the referral application and to refer the project.

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.

For access to the application documents, first time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing ftareferrals@mfe.govt.nz. When new users are registered and have accepted the Terms & Conditions, they will be provided access to the relevant documents. Existing users will be able to see the application documents when logging into the portal.

You may provide comments directly via the portal, alternatively a template for written comments is provided in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

Stephanie Frame

Acting General Manager, Delivery and Operations

Appendix A: Project summary details

Cc Peter Richardson, Director, s 9(2)(a)

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as -
	 Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





James Palmer Secretary for the Environment Ministry for the Environment PO Box 10362 Wellington 6143

Email: s 9(2)(a)

Dear James

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

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

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

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 inconfidence and should not be forwarded or comments 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 help inform the Minister's

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consideration in making decisions on whether to accept the referral application and to refer the project.

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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Yours sincerely

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as -
	 Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





Penny Nelson
Director-General of Conservation
Department of Conservation

Email: s 9(2)(a)

Dear Penny

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation 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 inconfidence and should not be forwarded or comments 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 help inform the Minister's consideration in making decisions on whether to accept the referral application and to refer the project.

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Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

Stephanie Frame

Acting General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Siobhan Quayle, Director Regulatory Systems Performance: 9(2)(a)

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as -
	 Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





Jonathan Gibbard Chief Executive Northland Regional Council

Email: s 9(2)(a)

Dear Jonathan

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina 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(3) of the Act and without limiting any general comments under subsection (1)(a), Northland Regional Council must provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please 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 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 applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

Under section 20(1) I also invite you to provide further information on the following matters:

3. Whether the project will deliver significant regional benefits and the project's alignment with relevant regional plans and strategies in that context

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 inconfidence and should not be forwarded or comments 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 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 and to refer the project.

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.

For access to the application documents, first time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing ftareferrals@mfe.govt.nz. When new users are registered and have accepted the Terms & Conditions, they will be provided access to the relevant documents. Existing users will be able to see the application documents when logging into the portal.

You may provide comments directly via the portal, alternatively a template for written comments is provided in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

Stephanie Frame

Acting General Manager, Delivery and Operations





Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as -
	 Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





Guy Holroyd Chief Executive Far North District Council

Email: s 9(2)(a)

Dear Guy

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina 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(3) of the Act and without limiting any general comments under subsection (1)(a), Far North District Council must provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please 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 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 applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

Under section 20(1) I also invite you to provide further information on the following matters:

- 3. Whether the project will deliver significant regional benefits and the project's alignment with relevant district plans and strategies in that context.
- 4. Whether there are any relevant management or other agreements in place over the Crown land strip Lot 24 DP 391213 shown as 'reserve' on Council's GIS maps and, if so, how that may affect the applicant's ability to undertake the project as proposed.

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 inconfidence and should not be forwarded or comments 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 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 and to refer the project.

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.

For access to the application documents, first time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing ftareferrals@mfe.govt.nz. When new users are registered and have accepted the Terms & Conditions, they will be provided access to the relevant documents. Existing users will be able to see the application documents when logging into the portal.

You may provide comments directly via the portal, alternatively a template for written comments is provided in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as -
	 Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





Stuart Anderson
Deputy Director-General Biosecurity New Zealand
Ministry for Primary Industries

Email: s 9(2)(a)

Dear Stuart

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina 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(5) of the Act. I invite you to provide written comments on the referral application on the following matter:

 The project site is within an area subject to the Exotic Caulerpa Controlled Area Notice 2024 issued under the Biosecurity Act 1993. That Controlled Area Notice sets out restrictions and permitting requirements. As permits under the Controlled Area Notice are issued by Biosecurity New Zealand, we invite your comment on any relevant permitting requirements and whether anything in that Controlled Area Notice could affect the applicants' ability to undertake the work.

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 inconfidence and should not be forwarded or discussed 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 help inform the Minister's consideration on whether to accept the referral application and to refer the project.

If the Minister decides to accept the application and to refer the project, the Applicant will be required to complete any preliminary steps required under the Act and then be able to lodge their

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substantive application for the approvals they require. An expert panel will be appointed to decide the substantive application.

To assist you with the process, project summary details are in Appendix A.

For access to the application documents, first time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing ftareferrals@mfe.govt.nz. When new users are registered and have accepted the Terms & Conditions, they will be provided access to the relevant documents. Existing users will be able to see the application documents when logging into the portal.

You may provide comments directly via the portal, alternatively a template for written comments is provided in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	 The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as - Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance,
	dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





John Tiatoa

CIV-2017-404-523: Ngā Hapū o Taiāmai ki te Marangai, John Tiato, CMT and PCR

Email: s 9(2)(a)

Tēnā koe John

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina 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 provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is provided in-confidence and should not be forwarded or comments 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 help inform the Minister's decisions on whether to accept the referral application and to refer the project.

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.

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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

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as -
	 Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.





Huhana Lyndon

CIV-2017-485-408: Ngā Uri o Hairama Pita Kino Davies whānau, Huhana Lyndon, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Huhana Lyndon

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina 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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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.

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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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Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

Stephanie Frame

Acting General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	 The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as - Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and





Huhana Lyndon

CIV-2017-485-409: Whangaroa Ngāiotonga Trust, Huhana Lyndon, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Huhana

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Azuma Property Limited and Hopper Developments Limited Partnership for referral of the Waipiro Marina 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

Stephanie Frame

Acting General Manager, Delivery and Operations

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cc s 9(2)(a)

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Puawai Leuluai-Walker

CIV-2017-488-029: Haika, Hetaraka, Leuluai & other whānau, Puawau-Rose Leuluai-Walker, CMT and PCR

Email:s 9(2)(a)

Tēnā koe Puawai

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Awhirangi Lawrence

MAC-01-01-001: Awhirangi Panehina Lawrence Whānau, Mita Pomana Whānau, Takutai Moana whānau Trust

Email: s 9(2)(a)

Tēnā koe Awhirangi

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Hone Haare

MAC-01-010: Haare-Himiana-Heta Whānau Hapū

Email: s 9(2)(a)

Tēnā koe Hone

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Tahua Murray

MAC-01-01-023: Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Ngatiruamahue Ngāti Kawau Ngāti Haiti Ngātupango Ngā Puhi Ngāti Kahu Te Auopouri

Email: s 9(2)(a)

Tēnā koe Tahua

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Merehora Taurua

MAC-01-01-034/CIV-2017-404-535: Ngāti Rāhiri hapū tangāta whenua ki Te Tī Waitangi ki Te Pēiwhairangi, Merehora Taurua Whanau ki Kauteawha, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Merehora

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Mary-Jane Pomana MAC-01-035: Mita Pomana and Takutai Moana Heke Pomana Whānau

Email: s 9(2)(a)

Tēnā koe Mary-Jane

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Joseph Robert Kingi MAC-01-01-050/ CIV-2017-404-537: Ngā Puhi nui tonu (Awataha Marae), Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake, Joseph Kingi, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Joseph

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Joseph Robert King MAC-01-01-056: Ngā Puhi Nui Tonu (Te Kotahitangā Marae)

Email:s 9(2)(a)

Tēnā koe Joseph

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Ngatiruamahue Marae

MAC-01-01-059: Ngā Puhi Nui Tonu-Kota-toka-tutaha-moana o whaingaroa (PCR)

Email: s 9(2)(a)

Tēnā koe Ngatiruamahue Marae

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Chris Sadler

MAC-01-01-060: Ngā Puhi, Ngāti Wai, Haki Pereki and Ngāwhetu Sadler Whānau Trust

Email: s 9(2)(a)

Tēnā koe Chris Sadler

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Nāku noa, nā

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
Project summary details	 The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as - Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and





Te Rūnanga o Ngāti Hine MAC-01-01-064/CIV-2017-485-231: Ngāti Hine, Te Rūnanga o Ngāti Hine, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Te Rūnanga o Ngāti Hine

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Nāku noa, nā

Stephanie Frame

Acting General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

Project name	Waipiro Marina
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Project summary details	 The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as - Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and





Louisa Collier

MAC-01-01-073/CIV-2017-485-398: Ngāti Kawau and Te Waiariki Kororā, Louise (Ruhia) Collier

Email: s 9(2)(a)

Tēnā koe Louisa

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

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Nāku noa, nā

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership
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Jamie Hakaraia

MAC-01-01-076: Ngāti Kuta and Patukeha ki Te Rawhiti / CIV-2017-485-321

Email:s 9(2)(a)

Tēnā koe Jamie

Invitation to provide written comments on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

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Nāku noa, nā

Stephanie Frame

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Ccs 9(2)(a)

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Arapeta Hamilton MAC-01-01-078/ CIV-2017-485-277: Ngāti Manu and Hapū (PCR only), Arapeta Hamilton

Email:s 9(2)(a)

Tēnā koe Arapeta

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Nāku noa, nā

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Hapeta Rameka

MAC-01-01-081/CIV-2017-404-577: Ngāti Rāhiri & Ngāti Kawa, Ngātokimatawharua Waka Te Tii-i-Waitangi Maori Inc, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Hapeta

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Cc s 9(2)(a)

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Merepeka Henley MAC-01-01-103: Pene Hemi Kiwikiwi Whānau Trust (PCR)

Email: s 9(2)(a)

Tēnā koe Merepeka

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Elvis Reti

MAC-01-01-105/CIV-2017-485-515: Whangaruru, Whāngarei and Whangaroa, Elvis Reti/Reti Whānau

Email:s 9(2)(a)

Tēnā koe Elvis

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Bella Thompson

MAC-01-01-106/CIV-2017-485-352: Rewha and Reweti Whānau, Bella Thompson

Email: s 9(2)(a)

Tēnā koe Bella

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Eve Rongo

MAC-01-01-125/CIV-2017-404-570: Te Hikutu Whānau and Hapū (PCR), Jane Hotere

Email: s 9(2)(a)

Tēnā koe Eve

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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

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application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Ngātiwai Trust Board MAC-01-01-131/CIV-2017-485-283: Ngātiwai, Ngātiwai Trust Board, CMT and PCR

Email:s 9(2)(a)

Tēnā koe Ngātiwai Trust Board

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Nāku noa, nā

Stephanie Frame

Acting General Manager, Delivery and Operations

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Rihari Dargaville

MAC-01-01-133/CIV-2017-404-558: Ngāitawake/Te Kaunihera o Te Tai Tokerau, Rihari Dargaville

Email: s 9(2)(a)

Tēnā koe Rihari

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MAC-01-01-134 / CIV-2017-485-265: Ngā uri o Tāreha Kaiteke Te Kēmara I Whānau, Ngāti Kawa & Ngāti Rāhiri, Dr Mary-Anne Baker, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Dr Mary-Anne Baker

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Season-Mary Downs Coordinating Counsel for Ngā Hapū o Takutai Moana

Email: s 9(2)(a)

Tēnā koe Season-Mary,

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\ \ \	





Ngāti Kuta	
Email: s 9(2)(a)	
Tēnā koe,	

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Ngāti Manu	
Email:s 9(2)(a)	
Tēnā koe.	

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Ngāti Pare		
Email: s 9(2)(a)		
Tēnā koe		

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Aperahama Edwards Ngātiwai Trust

Email: s 9(2)(a)

Tēnā koe Aperahama

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Patukeha	
Email:s 9(2)(a)	
Tēnā koe,	

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Rāwhiti 3B2 Ahu Whenua Trust

Email: s 9(2)(a)

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Te Kapotai	
Email:s 9(2)(a)	

Tēnā koe

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Kylie Grigg (Oceans Manager) Te Ohu Kaimoana

Email: s 9(2)(a)

Tēnā koe Kylie

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Nāku noa, nā

Stephanie Frame

Acting General Manager, Delivery and Operations

Project name	Waipiro Marina	
Applicant name	Azuma Property Limited and Hopper Developments Limited Partnership	
Project summary details	 The project is to construct commercial marina infrastructure at Waipiro Bay, Eastern Bay of Islands in Northland. The project will involve activities such as - Berthage for 250 craft, a boat launching ramp, and parking for marina users and boat trailers. A public boat launching ramp, and parking for marina users and boat trailers. Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and 	
	pier installation, building construction, and landscaping.	





Te Rūnanga a Iwi o Ngāpuhi

Email: s 9(2)(a)

Tēnā koe

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	for marina users and boat trailers. • A public boat launching ramp, and parking for marina users and boat trailers.	
	 Associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services. 	
	 Upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping. 	

public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.





Jason Cooper Te Rūnanga o Ngāti Hine

Email: s 9(2)(a)

Tēnā koe Jason

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Stephanie Frame

Acting General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

Project name	Waipiro Marina	
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Te Uri Karaka	
Email:s 9(2)(a)	
Tēnā koe	

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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

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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

application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Tēnā koe



Te Uri Ongaonga	
Email: s 9(2)(a)	

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Te Uri Raewera	
Email:s 9(2)(a)	_
Tēnā koe	

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c/o Coral Panoho-Navaja and Bobbi Walker Te Whakaaetanga

Email:s 9(2)(a)

Tēnā koe Coral Panoho-Navaja and Bobbi Walker,

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