

File ref: BRF-00551 / FTAA-2511-1135

19 March 2026

Doyle Smith
Knight Investments Limited (the applicant)
Email: s 9(2)(a)

c/- Renee Fraser-Smith
Tollemache Consultants Limited (the agent)
Email: s 9(2)(a)

Dear Doyle

Notice of Decisions on referral application for the Orawaahi – A Complete Community project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Knight Investments Limited for the Orawaahi – A Complete Community project (the project) under the Fast-track Approvals Act 2024 (the Act).

The project is to construct and establish an urban development on approximately 75 hectares at Clarks Beach Road in the Auckland Region. The project involves:

- a. land use and subdivision activities to create:
 - i. a retirement village of approximately 220 units and supporting communal facilities
 - ii. approximately 700–800 residential lots and future dwellings
 - iii. a neighbourhood centre of approximately 6,000 square metres gross floor area on approximately 1.7 hectares
 - iv. a service / light industrial / trade supply hub of approximately 25,000 square metres gross floor area on approximately five hectares
 - v. a cultural community centre
- b. land modification and infrastructure for transport and three waters (including discharges)
- c. a multi-functional green/blue network including neighbourhood parks, recreational walkways and pedestrian and cycle links across the site that connect into existing and planned networks in the community.

The project area encompasses land at and adjoining 156 Clarks Beach Road, Pukekohe, in the Auckland Region, extending south to the coastal margin, and includes adjacent land and road reserves required for associated infrastructure and roading upgrades.

The applicant seeks the proposed approvals for the project via the fast-track approvals process:

- a. resource consents under the Resource Management Act 1991 (RMA)
- b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is a development project that would have significant regional benefits as it:

- (a) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment by:
 - (i) providing approximately 700-800 residential lots alongside infrastructure to enable future construction, and the construction of a retirement village of approximately 220 units.
- (b) will deliver significant economic benefits in the region by:
 - (i) the addition of approximately 6,985 Full Time Equivalent (FTE) jobs over the eight-year construction period, approximately 825 FTE jobs once the development is in operation, and the contribution of \$806 million to regional Gross Domestic Product (GDP).

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. Knight Investments Limited who lodged the referral application is specified as the person authorised to lodge a substantive application for the project under section 27(2).

2. In relation to a substantive application for the project, a deadline for lodging the application applies under section 27(3)(b)(i) and the application must be lodged by two years from the date of issue of this letter.

Under section 28 of the Act, the Ministry for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson or phone 0800 FASTRK (0800 225 537). If you have any queries about the substantive process, please email contact@fasttrack.govt.nz, or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame

Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

Section 28(1)(a) – The applicant	Knight Investments Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Auckland Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Seniors Associate Minister of Housing
<i>Relevant administering agencies</i>	Ministry for the Environment Heritage New Zealand Pouhere Taonga
<i>The Māori groups under s17(d)</i>	Ngāti Tamaoho Settlement Trust Ngāi Tai ki Tāmaki Trust Te Ākitai Waiohua Waka Taua Inc Ngāti Te Ata Claims Support Whānau Trust Te Whakakitenga o Waikato Incorporated Te Ākitai Waiohua Settlement Trust Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership Ngāti Koheriki Claims Committee Te Ahiwaru Waiohua Te Ara Rangatu o Te Iwi o Ngaati Te Ata Waiohua MAC-01-04-014/CIV-2017-419-084: Ngāa marae o te takutai moana o Waikato-Tainui/Te Whakakitenga o Waikato Inc MAC-01-03-010: Ngāati Tamaoho MAC-01-02-005/CIV-2017-404-569: Ngāti Te Ata MAC-01-02-003/CIV-2017-404-564: Ngāi Tai ki Tāmaki MAC-01-01-056: Ngā Puhi Nui Tonu (Te Kotahitangā Marae) MAC-01-01-073/CIV-2017-485-398: Ngāti Kawau and Te Waiariki Korora CIV-2017-404-558: Ngāitawake CIV-2017-404-537: Ngā Puhi nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake
Section 28(2) – Other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	As identified above.