

BRF-6253

4 August 2025

Kallam Brown
Azuma Property Limited and Hopper Developments Limited

Email: s 9(2)(a)

Dear Kallam

Notice of Decisions on application for referral of the Waipiro Marina project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Azuma Property Limited and Hopper Developments Limited for referral of the Waipiro Marina project (the project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is to construct a commercial marina and associated facilities at Waipiro Bay, Bay of Islands, in the Northland region. The project comprises:

- a. a commercial marina development with berthage for 250 craft
- b. a public boat launching ramp, and parking for marina users and boat trailers
- c. associated marina infrastructure including fuelling services, hospitality and retail outlets, and facilities for emergency services
- d. upgrading road access, limited vegetation clearance, dredging, reclamation for parking and services, pile and pier installation, building construction, and landscaping.

The project will require the proposed approvals:

- a. Resource consents under the Resource Management Act 1991.
- b. Permits under the Wildlife Act 1953.
- c. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

The project can only be accepted if the Minister for Infrastructure (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.

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The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he 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).

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 an infrastructure or development project that would have significant regional or national benefits as it:

- (a) It is an infrastructure or development project because it is marine infrastructure
- (b) It would have significant regional or national benefits by delivering -
 - (i) \$177-218 million in value-added GDP
 - (ii) providing 137-148 full-time equivalent jobs over a 30-year period
 - (iii) providing economic benefits for recreational users and local small-scale fishing operations, and
 - (iv) contributing to increased regional tourism spending from domestic and international tourism markets.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

Specified matters for accepted referral application

- (a) Azuma Property Limited and Hopper Developments Limited who lodged the referral application and are the specified as the persons authorised to lodge a substantive application for this project under section 27(2).
- (b) In relation to a substantive application for the project:
 - (i) A deadline for lodging the application applies (s27(3)(b)(i), the application must be lodged by two years from the date of issue of this letter.
- (c) The following information must be submitted with the application lodged for the project (s27(3)(b)(ii):
 - (i) Evidence that the applicant has consulted with Biosecurity New Zealand and initiated the application process for a Controlled Area Notice (CAN) permit.
- (d) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii):
 - (i) Biosecurity New Zealand; and
 - (ii) Other Māori groups with relevant interests identified under section 18(2)(k) of the Act. These groups are:
 - Rāwhiti 3B2 Ahu Whenua Trust
 - Ngāti Pare
 - Te Uri Raewera
 - Te Uri Ongaonga
 - Te Whakaaetanga
 - Ngā Hapū o Takutai Moana.

Other matters (section 28):

Section (s28(3)(f) of the Act requires that the Notices of Decision must include any direction under section 16(2)(c).

The Minister has directed under section 16(2)(c) that any panel that considers a substantive application for the project must comply with any applicable requirements provided for in the Mana Whakahono ā Rohe with Te Rūnanga o Ngāti Hine and Te Rūnanga o Ngāti Rēhia, including:

- (a) providing Te Rūnanga o Ngāti Hine and Te Rūnanga o Ngāti Rēhia with copies of the substantive application
- (b) engagement with Te Rūnanga o Ngāti Hine and Te Rūnanga o Ngāti Rēhia on matters raised in their comments
- (c) provisions relating to the nomination of hearing commissioners; and

- (d) recording the Iwi/Hapū Environmental Management Plans lodged with Northland Regional Council by Te Rūnanga o Ngāti Hine and Te Rūnanga o Ngāti Rēhia, and how they were considered, in any decision documents.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accept and decline projects:

The applicant – Azuma Property Limited and Hopper Developments Limited

Parties/persons invited to comment (s17(1)):

- the relevant local authorities: Northland Regional Council and Far North District Council
- the Minister for the Environment, Minister of Conservation, Minister for Arts, Culture and Heritage, Minister for Treaty of Waitangi Negotiations, Minister for Regional Development and Minister for Economic Growth
- the relevant administering agencies – Ministry for the Environment, Department of Conservation and Heritage New Zealand Pouhere Taonga
- the Māori groups identified in the list provided to the Minister (Attachment 1)
- The Deputy Director-General of Biosecurity New Zealand

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

- the Panel Convener – including all the related information received by the Minister
- the Environmental Protection Authority, including all the related information received by the Minister
- the relevant administering agencies: Ministry for the Environment, Department of Conservation and Heritage New Zealand Pouhere Taonga

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Attachment 1: Māori groups identified in the list provided to the Minister

- Te Rūnanga a Iwi o Ngāpuhi: Iwi authority (s18(2)(a); Treaty settlement entity – mandated iwi organisation & iwi aquaculture organisation (s18(2)(a))
- Ngātiwai Trust Board: Iwi authority (s18(2)(a); Treaty settlement entity – mandated iwi organisation & iwi aquaculture organisation (s18(2)(a)); mandated entity (s18(2)(d)); other Māori groups with relevant interests (s18(2)(k))
- Te Rūnanga o Ngāti Hine: Iwi authority (s18(2)(a); tangata whenua for management of customary fisheries (s18(2)(h)); party to Mana Whakahono ā Rohe (s18(2)(j)); other Māori groups with relevant interests (s18(2)(k))
- Te Ohu Kaimoana: Treaty settlement entity – mandated iwi organisation (s18(2)(a))
- MAC-01-01-076/ Ngāti Kuta and Patukeha ki Te Rawhiti/ CIV-2017-485-321: MACA applicant (s18(2)(f))
- MAC-01-01-131/CIV-2017-485-283: Ngātiwai, Ngātiwai Trust Board, CMT and PCR: MACA applicant (s18(2)(f))
- MAC-01-01-106/CIV-2017-485-352: Rewha and Reweti Whānau, Bella Thompson: MACA applicant (s18(2)(f))
- MAC-01-01-125/CIV-2017-404-570: Te Hikutu Whānau and Hapū (PCR), Jane Hotere: MACA applicant (s18(2)(f))
- MAC-01-01-073/CIV-2017-485-398: Ngāti Kawau and Te Waiariki Kororā, Louise (Ruhia) Collier: MACA applicant (s18(2)(f))
- MAC-01-01-081/CIV-2017-404-577: Ngāti Rāhiri & Ngāti Kawa, Ngātokimatawharua Waka Te Tii-i-Waitangi Maori Inc, CMT and PCR: MACA applicant (s18(2)(f))
- 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: MACA applicant (s18(2)(f))
- CIV-2017-485-408: Ngā Uri o Hairama Pita Kino Davies whānau, Huhana Lyndon, CMT and PCR: MACA applicant (s18(2)(f))
- MAC-01-01-105/ CIV-2017-485-515: Whangaruru, Whāngarei and Whangaroa, Elvis Reti/Reti Whānau: MACA applicant (s18(2)(f))
- CIV-2017-488-029: Haika, Hetaraka, Leuluai & other whānau, Puawau-Rose Leuluai-Walker, CMT and PCR: MACA applicant (s18(2)(f))
- CIV-2017-485-409: Whangaroa Ngāiotonga Trust, Huhana Lyndon, CMT and PCR: MACA applicant (s18(2)(f))
- 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: MACA applicant (s18(2)(f))
- MAC-01-01-078/ CIV-2017-485-277: Ngāti Manu and Hapū (PCR only), Arapeta Hamilton: MACA applicant (s18(2)(f))
- MAC-01-01-064/CIV-2017-485-231: Ngāti Hine, Te Rūnanga o Ngāti Hine, CMT and PCR: MACA applicant (s18(2)(f))
- MAC-01-01-133/CIV-2017-404-558: Ngāitawake/Te Kaunihera o Te Tai Tokerau, Rihari Dargaville: MACA applicant (s18(2)(f))

- 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: MACA applicant (s18(2)(f))
- CIV-2017-404-523: Ngā Hapū o Taiāmai ki te Marangai, John Tiato, CMT and PCR: MACA applicant (s18(2)(f))
- MAC-01-01-035: Mita Pomana and Takutai Moana Heke Pomana Whānau: MACA applicant (s18(2)(f))
- MAC-01-01-060: Ngā Puhi, Ngāti Wai, Haki Pereki and Ngāwhetu Sadler Whānau Trust: MACA applicant (s18(2)(f))
- MAC-01-01-010: Haare-Himiana-Heta Whānau Hapū: MACA applicant (s18(2)(f))
- MAC-01-01-023: Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Ngatirumahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhi Ngāti Kahu Te Auopouri: MACA applicant (s18(2)(f))
- MAC-01-01-056: Ngā Puhi Nui Tonu (Te Kotahitangā Marae): MACA applicant (s18(2)(f))
- MAC-01-01-059: Ngā Puhi Nui Tonu-Kotatoka-tutaha-moana o whaingaroa (PCR): MACA applicant (s18(2)(f))
- MAC-01-01-001: Awhirangi Panehina Lawrence Whānau, Mita Pomana Whānau, Takutai Moana whānau Trust: MACA applicant (s18(2)(f))
- MAC-01-01-103: Pene Hemi Kiwikiwi Whānau Trust (PCR): MACA applicant (s18(2)(f))
- Kororāreka marae: tangata whenua for management of customary fisheries (s18(2)(h))
- Te Rūnanga o Ngāti Rehia: Tangata whenua for management of customary fisheries (s18(2)(h)); party to Mana Whakahono ā Rohe (s18(2)(j))
- Ngāti Kaua: tangata whenua for management of customary fisheries (s18(2)(h))
- Ngāti Rahiri: tangata whenua for management of customary fisheries (s18(2)(h))
- Ngāti Torehina: tangata whenua for management of customary fisheries (s18(2)(h))
- Ngāti Kuta: tangata whenua for management of customary fisheries (s18(2)(h)); other Māori groups with relevant interests (s18(2)(k))
- Patukeha: tangata whenua for management of customary fisheries (s18(2)(h)); other Māori groups with relevant interests (s18(2)(k))
- Rāwhiti 3B2 Ahu Whenua Trust: other Māori groups with relevant interests (s18(2)(k))
- Ngāti Manu: tangata whenua for management of customary fisheries (s18(2)(h)); other Māori groups with relevant interests (s18(2)(k))
- Te Kapotai: tangata whenua for management of customary fisheries (s18(2)(h)); other Māori groups with relevant interests (s18(2)(k))
- Ngāti Pare: other Māori groups with relevant interests (s18(2)(k))
- Te Uri Karaka: tangata whenua for management of customary fisheries (s18(2)(h)); other Māori groups with relevant interests (s18(2)(k))
- Te Uri Raewera: other Māori groups with relevant interests (s18(2)(k))
- Te Uri Ongaonga: other Māori groups with relevant interests (s18(2)(k))
- Te Whakaaetanga: other Māori groups with relevant interests (s18(2)(k))
- Ngā Hapū o Takutai Moana: other Māori groups with relevant interests (s18(2)(k))