

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been approved by the Secretary for the Environment in accordance with the fast-track approvals process of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, administering agencies, identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in

Schedule 1 of the Regulations. These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

How to send your completed form to us

Use the application portal – you will need to receive a link to register/access: [Fast-track website](#)

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Not applicable.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: Knight Investments Limited

1.1.2 NZBN (optional):

1.1.3 Contact name: s 9(2)(a)

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact):

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: Russell McVeagh

1.2.2 Contact name: s 9(2)(a)

1.2.3 Phone: s 9(2)(a)

1.2.4 Email address: s 9(2)(a)

1.2.5 Postal address (if preferred method of contact):

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name: Not applicable.

1.3.2 Contact name: Not applicable.

1.3.3 Phone: Not applicable.

1.3.4 Email address: Not applicable.

1.3.5 Postal address (if preferred method of contact):

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

☒ Applicant(s) Knight Investments Limited

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

☒ Agent for applicant Russell McVeagh

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either ‘compliance’ or ‘enforcement’?

☒ Yes – see below ☐ No – proceed next

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the specified Act against the applicant or applicants, if the referral is being lodged jointly.

There are three abatement notices on record under the Resource Management Act 1991 in relation to other developments undertaken by Knight Investments Limited. Each of these is minor in nature and relates to works undertaken by contractors in relation to sites they are acquiring from Knight Investments Limited. These have all been resolved. A summary of these is attached to the Application.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

The purpose of this project is to develop a business park and service area on almost 13 ha of land at 867 and 885 Whitford-Maraetai Road, located directly across the road from the existing commercial and retail area of Beachlands. This will provide for a significant increase in the availability of light-industrial and commercial, retail and service space in the Beachlands community to provide for local employment and service activities (including associated land modification works and infrastructure).

The project will comprise approximately 49,170m² of Gross Floor Area with 12,160m² of retail and commercial floorspace and 37,010m² of industrial activities to be developed by 2028. This will include:

- Supermarket;
- Retail spaces (including large format retail, trade supplier);
- Two fast-food drive-thru restaurants;
- Light industrial activities;
- Warehouses;
- Offices;
- Yard spaces for a garden centre, distribution and other light industrial activities;
- External site access works, internal access circulation and parking provision; and
- Land modification works and servicing.

The aim of the project is to provide for local employment opportunities and increase the availability of service and retail activities in the Beachlands community, which suffers a lack of available services and space for business and employment activities. The Project has significant regional benefits for Auckland. It will create a space for businesses to increase local employment opportunities in a fast-growing urban fringe.

If fast-track consent is granted, construction of the Project is anticipated to have a total impact on business activity in the Auckland region in the order of approximately 1,085 FTE during the 4-year development period. Importantly, these FTCs will be created in Beachlands, which currently has an undersupply of employment opportunities, having only 1.8ha of Industrial land. This causes many Beachlands residents to travel long distances for work, which creates significant traffic issues. The Project will help alleviate many of those issues.

The Site currently contains an end-of-life quarry (involving concurrent final rock extraction and pit remediation via a clean fill), rock processing yard, and an associated office building. It also contains activities associated with the extraction, treatment and commercial supply of water for the Beachlands area.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

The subject site is located at 867 and 885 Whitford Maraetai Road, Beachlands. 867 Whitford Maraetai Road is legally described as SEC 2 SO 487740 held in certificate of title 709887. 885 Whitford Maraetai Road is legally described as Lot 2 DP 54701 and LOT 2 DP 203289 held in certificate of title NA131D/767. The certificates of title are attached as to the Application. There is a consent notice registered on the title of 885 Whitford Maraetai Road relating to a building restriction area. Consent has been obtained from

Auckland Council to cancel this. There are no other instruments on the titles which would affect the progression of the development. Works are also proposed in the adjacent road reserve.

In general, the site is bordered by rural countryside living to the north and south and rural land to the east. Land to the west is zoned for open space purposes as it utilised by the Beachlands Maraetai Pony Club. The immediate eastern side of the site is bordered by the Te Ruangaingai Stream which flows from the south to the north.

Additional works are also proposed on 855 and 865 Whitford Maraetai Road (Lot 2 DP 72019 and Lot 1 DP 72019) for works associated with the proposed internal access road. There will also be works for the proposed roundabout in the adjacent road reserve.

The proposed site layout is attached to the Application as the Concept Plan.

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in Section 5 of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

Where a project involves an activity that may be the subject of a determination under sections 23 or 24, and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under section 5(2) of the Act then an agreement under section 5(1)(a), (b), (j) or (k) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of section 5(2) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

☐ Yes – see below ☒ No – proceed to next

a. If yes, please address the following:

i. identify the land involved and the owner(s) of the land.

Not applicable.

ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or

- A. advise whether it is proposed to seek a determination under section 23 and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
- B. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Not applicable.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
 - A. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Not applicable.

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)

Not applicable.

- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

Not applicable.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

☐ Yes – see below ☒ No – proceed next

- 2.3.5** Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

☐ Yes – see below ☒ No – proceed next

- 2.3.6** Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location.

Not applicable.

- 2.3.7** Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

Not applicable.

- 2.3.8** Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

Not applicable.

- 2.3.9** Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991?

☐ Yes – see below ☒ No – proceed next

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and
- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in section 61(1A)(a-e) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

Not applicable.

- 2.3.10** Does the project include an activity that would be prevented under any of sections 165J, 165M, 165Q, 165ZC, or 165ZDB (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

☐ Yes – see below ☒ No – proceed next

COMMERCIAL

Not applicable.

- 2.3.11** Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

Not applicable.

- 2.3.12** Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?

☐ Yes – see below ☒ No – proceed next

- a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. confirm whether you are seeking that the Minister make a determination under section 24, and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

Not applicable.

- 2.3.13** Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?

☐ Yes – see below ☒ No – proceed next

- a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under section 24 and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

Not applicable.

- 2.3.14** Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

☐ Yes – see below ☒ No – proceed next

- a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Not applicable.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of section 5(5) of the Act, and provide the information under 2.3 Ineligible activity below.

Not applicable.

2.3.16 Does the project involve an activity that is:

- a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

☐ Yes – please explain ☒ No – proceed next

Not applicable.

- b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

☐ Yes – please explain ☒ No – proceed next

Not applicable.

- c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

☐ Yes – please explain ☒ No – proceed next

Not applicable.

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

☐ Yes – please explain ☒ No – proceed next

Not applicable.

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

☐ Yes – please explain ☒ No – proceed next

Not applicable.

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under section 5(2). If you think this might apply to your application, answer the questions below.

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

☐ Yes –see below ☒ No – proceed next

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

Not applicable.

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

Not applicable.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

Not applicable.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

Not applicable.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

☐ Yes ☒ No

2.4.2.2 Is the reserve a Crown-owned reserve?

☐ Yes ☒ No

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

☐ Yes ☒ No

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

Not applicable.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application seeking a determination under section 23 (linear infrastructure on certain identified Māori land)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

Not applicable.

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

Not applicable.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

Not applicable.

2.5.1.5 Provide information on the rights and interests of Māori in that land

Not applicable.

- 2.5.1.6** Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

Not applicable.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

- 2.5.2.1** Is your application seeking a Ministerial determination under section 24(2) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

- 2.5.2.2** Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

Not applicable.

- 2.5.2.3** Confirmation that the activity would occur on eligible land, as defined in section 24(3).

Not applicable.

- 2.5.2.4** Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

Not applicable.

2.5.3 Determination in relation to new electricity lines under section 24(4)

- 2.5.3.1** Is your application seeking a determination under section 24 (the construction and operation of new electricity lines on eligible land (as defined in schedule 4 excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

☐ Yes – see below ☒ No – proceed next

Provide the following information:

- 2.5.3.2** Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

Not applicable.

- 2.5.3.3** Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

Not applicable.

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

Not applicable.

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

Not applicable.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

Not applicable.

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

Not applicable.

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

Not applicable.

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The project will contribute significant regional benefits to the Auckland region largely as a result of the significant economic investment and subsequent economic impacts. These are explained in the Pohutukawa Business Park Economic Impact Assessment prepared by Property Economics which has been included with the application.

The significant investment in the Auckland region over the proposed 4-year development period has been estimated to be in the order of \$140 million, which will stimulate economic activity and employment across multiple sectors.

There will be significant FTE employment impacts of approximately 1,085 FTE over the development period. These employment outcomes will support regional economic resilience and growth.

The development aligns with the objectives of the National Policy Statement on Urban Development ("NPS-UD") by enabling well-functioning urban environments and supporting growth in a strategically located area (as outlined in full in response to question 2.6.2.5).

Increased employment opportunities as a result of increased service, retail and industrial space in Beachlands will also significantly decrease regional traffic effects with decreased travel times and lengths for locals employed at the Business Park.

Additional regional and national benefits include:

- **Efficient Infrastructure Use:** Proximity to existing urban infrastructure allows for more cost-effective and sustainable infrastructure investment, reducing marginal infrastructure costs.
- **Environmental Sustainability:** The project incorporates renewable energy solutions (eg solar panels), EV and e-scooter charging infrastructure, and biodiversity enhancements such as green walls and native planting in partnership with iwi.
- **Land Optimisation:** The development makes productive use of previously underutilised land, contributing to more efficient land use in the region.
- **Support for Local Industry:** Priority will be given to local businesses for both construction contracts and leasing opportunities within the industrial and yard areas.
- **Emergency Services Integration:** The industrial units will be future-proofed to accommodate emergency services, addressing a critical need for a frontline hub in a growing community that includes new residential developments such as Metlifecare.
- **Market Competitiveness:** The project will enhance competition in key sectors, such as retail and grocery by enabling new market entrants and expanding consumer choice.

In summary, the Pohutukawa Business Park project is a strategically significant development that will deliver enduring economic, social, and environmental benefits to the Auckland Region.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

COMMERCIAL

The fast-track process offers a number of advantages in terms of time over the standard RMA process.

Through the Covid-19 Consent process the feedback from Auckland Council to the Panel was that the development should be subject to rezoning via a Private Plan Change (instead of a resource consent process). The RMA enables two years for decision making on a private plan change (taken from the date of public notification which is often 6-12 months post lodgement of the Private Plan Change request as seen from recent Private Plan Changes in Auckland). The Plan Change may then subsequently be appealed. Subsequent to this, resource consents for the industrial development would then need to be obtained. Thus, it is estimated that this process would add up to 4-6 years additional time to the timeline for development as opposed to the fast track process.

Given the stance from the Council on the last fast track which was at a smaller scale than this proposal, there is a high risk that if the standard RMA resource consent process was utilised the application would be publicly notified, thus triggering a hearing and associated time delays and risks of appeal.

Public and limited notification is precluded under the Fast-track Approvals Act. The panel is only permitted to invite comments from specified persons and a short timeframe is provided for comment. The process under the Fast Track Approvals Act 2024 for providing comment at the Expert Panel Stage is appropriate and adequate to address the concerns of the project.

The Fast Track Approvals Act 2024 will allow the application be processed in a more timely manner providing the consent panel with a clearer view of the design of the project.

The applicant is confident that the impacts of the Project can be managed through the design of the Pohutukawa Business Park and standard good practice. By contrast, the consenting timeframe under the fast-track process is likely to be in the order of 6 months. This is a significant time saving, compared to a standard process and will enable the significant regional benefits (through works on the ground and employment) some 2.5 to 6 years ahead of a standard process.

This fast-track framework is therefore clearly fit for purpose for the project given how it materially progresses consents permits and authorities with delivery at pace.

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

This is a straightforward project noting that a similar project of a smaller scale has previously have been consented under the COVID-19 fast-track process.

Consultation has already been undertaken with the relevant iwi authorities and the Applicant considers the process of invited comments is more than sufficient to take into the account the views of interested parties.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

☐ Yes – see below ☒ No – proceed next

a. Identify the plan, strategy or list (or any other relevant document).

Not applicable.

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally

significant infrastructure?

☐ Yes – see below ☒ No – proceed next

a. Explain how the project will deliver this.

Not applicable.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

Yes. The Project will significantly contribute to a well-functioning environment in Beachlands and the wider Auckland region.

Beachlands is currently constrained by its transport infrastructure. The area is highly reliant on private vehicles and although there are public transport options (bus and ferry), they have limited frequency and capacity. Due to the severe lack of employment, education and community services in the Beachlands area, the current level of residential density does not align with Objective 1 of the National Policy Statement for Urban Development, which emphasises the importance of a well-functioning urban environment and quality compact urban form (this is acknowledged by Auckland Council in its Plan Change 78 Section 32 Assessment). As above, the Project provides employment opportunities and services provision within Beachlands. This will help Beachlands become a well-functioning urban environment.

Plan Change 88 (PC 88) which became operative on 24 January 2025 applies to the Beachlands South area. It significantly increases the amount of Residential Zone, Future Urban Zone and Mixed-Use Zone in Beachlands. This will result in significant expansion of residential areas in the community. The approved Residential Zone alone allows for some 3,000 new dwellings. The Future Urban zone is planned to cater for an additional 2,000 dwellings in the future. PC 88 does not, however, significantly alter the proportion of residents to local employment opportunities, and is likely to result in additional commuting to urban Auckland by new residents. The Pohutukawa proposal has an opportunity to significantly contribute to local employment and services, therefore reducing vehicle trips to urban Auckland for these.

The project therefore provides for local employment and services in a strategic location in proximity to the areas where residential development has already recently occurred and also where it will be further enabled, complimenting the plan change.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

Yes. The economic benefits of these types of projects (both during construction and once operation) have been consistently recognised through a number of fast track applications under the COVID-19 Recovery (Fast-track Consenting) Act 2020. There will be direct benefits for construction workers and project managers, architects, engineers and health and safety consulting service providers.

Economic benefits during construction

Construction has historically been a major driver for growth within New Zealand, directly employing about 308,500 people in residential, heavy and civil construction, and constructions services.

This project represents a \$140 million investment in the Beachlands community providing jobs in the construction phase which will provide jobs and flow-on economic benefits. There will also be associated financial and development contributions for the Auckland Council as part of the development as well.

The construction phase of the project would create 1,085 FTE years over the 4-year development period.

Economic benefits during operation

The project will provide space for local businesses to operate out of. This will have the effect of in turn providing jobs for service professionals in the local area.

The project would also be cost effective in relation to local businesses, as the provision of on-site space will allow business growth within the local community. Further, capital expenditure and maintenance costs for infrastructure (such as roundabout, pedestrian connections and vehicle accessways) within the Site would be borne by Knight Investments Limited.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

Not applicable.

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

Not applicable.

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

Yes. Once operational the Project is expected to reduce the distance travelled by Beachlands residents to get to work and to local services and retail (thus reducing Vehicle Kilometres Travelled and consequently CO2 emissions from vehicles). The Applicant proposes to assess those emissions savings in detail as part of the consenting panel stage.

In addition the project will:

- Utilise local contractors as much as possible;
- Utilise local suppliers as much as possible;
- Utilise renewable energy solutions on buildings such as solar panels and ev charging;
- Utilise green walls where possible;
- Eco-source the planting as far as practicable (and depending on timing may be able to co-locate growing facilities with an onsite garden centre);

Provide for active modes of transportation to access the site, including extensions to the existing pedestrian/cycling network along Whitford-Maraetai Road and communal charging facilities for EV vehicles/bicycles/scooters etc in the car parking area.

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

Yes. Providing space for businesses to service the Beachlands community will allow for the provision of local services in times of disaster increasing social resilience in the community. The industrial units are future-proofed to accommodate emergency services, addressing a critical need for a frontline hub in a growing community that includes new residential developments such as Metlifecare.

The applicant is currently working with the local community and the emergency services on this point.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

Not applicable.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

No. The proposal is not envisaged by the sites zoning (being Rural Countryside Living and Special Purpose Quarry Zone), and thus the project is not consistent with the AUP in this regard. However, the RPS objectives and policies as relevant to rural coastal towns and villages also outline the growth and expansion of these areas. The policy approach to rural coastal towns and villages along with the proposed provision of employment and services provides for a resource consent path to achieve the RPS direction.

As Beachlands is a rural coastal town, the Future Development Strategy is not directly relevant in identifying growth in this area, and the Auckland Council published a strategy for rural coastal towns only refers to growth in the urban and future urban zones, however, Councilor Andy Baker and the Franklin Local Board has supported Stages 1 and 2 and identified the area as an opportunity to correct historic planning errors.

A full planning assessment has been provided with the Application.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

Knight Investments Limited has existing funding that is set aside for the delivery of this project. It therefore has high levels of control over the timing of the Project. The applicant will therefore be able to carefully manage the design and quality of construction and it is vastly experienced in these areas. Detailed design planning will begin immediately following approval of this application. This will be refined through the consent process with technical input. Management plans required will be prepared in advance so that they will be ready to lodge with Auckland Council should the consent be granted.

This will be followed by the commencement of onsite works with pre-start conditions and management plans to be assessed so that earthworks could begin in October 2026 or at an earlier stage if winter earthworks approvals can be obtained. Construction of buildings will then begin following completion of earthworks, this is expected to begin in October 2027.

Funding is available to meet the timelines that are outlined.

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in section 13(4)(y), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Resource Consents for the construction and operation of the Pohutukawa Business Park. Detail of these is outlined in the Planning Memo attached to this application.

3.1.2 Outline the approvals sought under the Conservation Act 1987

Not applicable.

3.1.3 Outline the approvals sought under the Reserves Act 1977

Not applicable.

3.1.4 Outline the approvals sought under the Wildlife Act 1953

Not applicable.

- 3.1.5** Outline the approvals sought under the National Parks Act 1980
Not applicable.
- 3.1.6** Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014
Not applicable.
- 3.1.7** Outline the approvals sought under the Freshwater Fisheries Regulations 1983
Not applicable.
- 3.1.8** Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
Not applicable.
- 3.1.9** Outline the approvals sought under the Crown Minerals Act 1991
Not applicable.
- 3.1.10** Outline the approvals sought under the Public Works Act 1981
Not applicable.
- 3.1.11** *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.
Not applicable.
- 3.1.12** Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).
The applicant is eligible to apply for resource consents.
- 3.1.13** Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.
Not applicable.

3.2 Project stages

- 3.2.1** If the project is planned to proceed in stages, provide:

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

The Project is to be consented in a single stage and will be constructed in two stages.

The first stage of the construction will include: subdivision to create the road reserve which will be vested for the construction of the Whitford-Maraetai Road roundabout; a new access road to be constructed down to the operational quarry to enable unobstructed access for filling and rehabilitation; earthworks and construction of the buildings including the supermarket, fast food retail, large-format retail, offices and Industrial Units A – D.

Stage 2 of construction will include: completion of the new road and cul-de-sac to service the proposal, construction of Industrial Unit E, construction of yard areas 1-6 and completion of battering, drainage and landscaping works.

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide:

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in section 22 of the Act.

Not applicable.

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

The Applicant has received advice from the technical experts referred to below. The relevant reports are attached to the application as follows:

- Planning memo prepared by Tollemache Consultants;
- Transport Assessment prepared by Flow Transportation Specialists;
- Geotechnical Memo prepared by LDE;
- Urban Design Memo prepared by Transurban Design;
- Landscape Consideration Memo prepared by Transurban Landscape;
- Economic Impact Assessment prepared by Property Economics; and
- Engineering Assessment prepared by CivilPlan Consultants.

The project is considered to not result in any significant adverse effects on the environment.

The key potential adverse effects are addressed in general below:

Economic effects – the effects are balanced by significant economic benefits as a result of the investment in the local economy, significant increase in FTE over the development period and investment in local infrastructure.

Engineering effects – these will be managed in terms of the Auckland Unitary Plan rules and best practice methodologies (consistent with GD05) so as to minimise the loss of sediment and the potential for erosion (e.g. stabilised construction entrance, clean water diversion bunds, silt fences, sediment retention ponds, stream

diversion works being carried out offline etc).

Stormwater Effects – will be managed in accordance with Auckland Unitary Plan rules and best practice methodologies (consistent with GD01, Auckland Council Code of Practice for Land Development and Subdivision. Chapter 4 – Stormwater, Auckland Regional Council TP108 – Guidelines for Storm Water Runoff Modelling in the Auckland Region and Auckland Council TR2013/018 – Hydraulic Energy Management: Inlet and Outlet Design for Treatment Devices) (e.g. temporary storage, a piped network for runoff in a 10%AEP+cc event, management / mitigation of 1% AEP+cc peak flow to match pre-development flow rates, overland flow paths to be via roads and channels and design so that pre-development flow within each existing catchment is at least maintained and will not water short the catchment).

Geotechnical effects – the geotechnical effects will be carefully managed in accordance with good earthworks practice and the previous assessment undertaken for the consent granted under the COVID-19 fast-track framework.

Cultural heritage and effects on Mana Whenua Values – the applicant has consulted/engaged with relevant iwi in respect of the project and will continue to do so.

Landscape and visual effects – the applicant's landscape and visual expert confirms that development within the current planning context will be a shift from rural to urban and will result in more than minor adverse effects on the landscape in that context. However, the site is adjacent to an existing retail precinct which assists to minimise the effects of this change and the site has an existing consent for industrial activities. Transport effects – overall the proposal will reduce the level of traffic needing to exit the Beachlands area during peak periods as a result of increased employment and a robust ITA will be presented as part of a substantive application.

Urban design effects – overall the proposal is seen as an opportunity to provide a greater range of business in a location proximate to an existing centre and residential area. Changes to the road environment and further pedestrian and cycle connections will be included with the proposal to further contribute to a well-functioning urban environment in Beachlands and more broadly in Auckland.

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

Not applicable.

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\) of the Fast-track Approvals Act 2024](#)), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see [Consultation requirements for referral application](#)).

The persons likely to be affected are as follows:

The iwi authorities whose area of interest includes the area in which the project occur are as follows (and confirmed by the Section 17 Report prepared for the Covid-19 fast-track consent):

- Ngāi Tai ki Tāmaki Trust, representing Ngāi Tai ki Tāmaki iwi;
- Ngāti Tamaoho Trust, representing Ngāti Tamaoho iwi;
- Te Patukirikiri Iwi Trust, representing Te Patukirikiri iwi;
- Ngāti Pāoa Iwi Trust and Ngāti Pāoa Trust Board, representing Ngāti Pāoa iwi;
- Te Ākitai Waiohūa Iwi Authority, representing Te Ākitai Waiohūa iwi;
- Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga iwi;
- Ngāti Maru Rūnanga Trust, representing Ngāti Maru (Hauraki) iwi;
- Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā iwi;
- Hako Tūpuna Trust, representing Ngāti Hako;

- Te Whakakitenga o Waikato, representing Waikato Tainui iwi.

Other iwi authorities, treaty settlement entities and parties which may have an interest in the project (as identified by the Section 17 Report prepared for the Stages 1-2 FTC)

- Ngāti Te Ata
- Ngāti Koheriki

Other:

- Auckland Transport
- Auckland Council
- Watercare

3.5.2 Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under section 11 of the Act, and how the consultation has informed the project.

Consultation with most iwi authorities has occurred in respect of the previous fast-track consent under the COVID-19 fast-track regime. The Applicant has reached out to the relevant iwi authorities regarding the new proposal.

Knight Investments Limited has also been in contact with the Auckland Council and Franklin Local Board in respect of its aspiration for the Project who support the development particularly given the urgent need for local employment.

Attached is a table outlining the consultation that has been undertaken.

3.5.3 List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

There are no Treaty Settlement Statutory Acknowledgement areas identified by Auckland Council over this site or the surrounding neighbourhood. A Statutory Acknowledgement area for Ngāi Tai ki Tāmaki is in place over the Hauraki Gulf that surrounds Beachlands, but that does not directly apply to the project site addressed in this application.

The application does however fall within the area of interest covered by the following Treaty Settlements:

- Ngāi Tai ki Tāmaki Claims Settlement Act 2018
- Ngāti Tamaoho Claims Settlement Act 2018
- Te Patukirikiri Deed of Settlement 2018
- Ngāti Pāoa Deed of Settlement 2021
- Te Ākitai Waiohūa Iwi settlement Trust Deed of Settlement 2021
- Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014

The principles of these settlements are set out below.

The Ngāi Tai ki Tāmaki Claims Settlement Act 2018 acknowledges the injustices suffered by Ngāi Tai ki Tāmaki providing for economic, social and cultural redress. It provides for land, cash and the right of first refusal of Crown lands as well as statutory acknowledgements and overlay classifications on sites of their interest as redress. Only Crown assets are involved and therefore the application site is unaffected by the redress offered.

The Ngāti Tamaoho Claims Settlement Act 2018 acknowledges the suffering of Ngāti Tamaoho providing for commercial and financial redress as well as the vesting of properties. Only Crown assets are involved in the redress offered and the application site is unaffected.

Te Patukirikiri Deed of Settlement 2018 acknowledges the suffered injustices of Te Patukirikiri in the form of an apology as well as financial and commercial redress, first rights of refusal to Crown land, vesting of property and statutory acknowledgements. Only Crown assets are involved and therefore the application site is unaffected by the redress offered.

The Ngāti Pāoa Deed of Settlement 2021 acknowledges the impaired economic, social and cultural development of Ngāti Pāoa. Redress is provided for in the form of land, cash, a right of first refusal to Crown lands, an agreed historical account, overlay classifications, statutory acknowledgements, statements of association and name changes to areas of interest. Only Crown assets are involved and therefore the application site is unaffected by the redress offered.

Te Ākitai Waiohūa Iwi settlement Trust Deed of Settlement 2021 is yet to be introduced and enacted by Parliament. The deed of settlement seeks to provide redress for Te Ākitai Waiohūa in the form of right of first refusal of Crown lands, leaseback agreements and statutory acknowledgements. Only Crown assets are involved and therefore the application site is unaffected by the redress that is sought.

Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 and its associated deed provide for the collective redress for the shared interests of the 13 iwi and hapū of the Tāmaki Collective. It does not settle any historical Treaty claims which are addressed through specific settlements with each iwi/hapū. The

project is not within the listed maunga or motu and, as such, the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 is not applicable to the proposal.

- 3.5.4** If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

Not applicable.

- 3.5.5** Will the project be located on land returned under a Treaty settlement?

☐ Yes – see below ☒ No – proceed next

- 3.5.6** Provide evidence of written agreement by the owners of the land returned.

Not applicable.

- 3.5.7** Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

Not applicable.

- 3.5.8** Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

Not applicable.

3.6 Legal interests

- 3.6.1** Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

The relationship between Knight Investments Limited and Manukau Quarries Limited Partnership is that they have a common shareholding. They are therefore able to undertake the work required for the project.
The relationship between Knight Investments Limited and Manukau Quarries Limited Partnership is that they have a common shareholding. They are therefore able to undertake the work required for the project.

3.7 Other matters

- 3.7.1** Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

☒ Yes – see below ☐ No – proceed next

3.7.2 If an application has been made, provide details of the application.

An Application was made under the COVID-19 Recovery (Fast-track Consenting) Act 2020 for the Te Puru Business Park Project. Consent was granted for this in 2024. This application is for a project that is intended to replace the proposal that was granted through that consent.

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

Resource consents were granted for the Te Puru Business Park, the decision of the Panel is attached to the application.

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

It will not be. The project is significantly resilient to natural hazards and climate change, comprising no sensitive or vulnerable activities such as dwellings. Although the Auckland Council website identifies the Site being subject to a flood hazard, the AUP definition for floodplain specifically excludes quarry pits in the Special Purpose Quarry Zone.

. The site can be managed via comprehensive Stormwater Management Plan which will ensure that the site can manage potential flooding. This will not create any upstream or downstream effects. Provision for overland flow paths will be accounted for in the final design. All engineering infrastructure will be sized and designed to allow for climate change.

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 Resource consents

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

The project is considered to be consistent with, and give effect to, the following national policy statements and environmental standards.

National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 enables the development of land and infrastructure for urban land uses while recognising the national significance of well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing (Objective 1 and Policy 1). The Project will provide additional employment opportunities within Beachlands. It will also provide much needed industrial services to the Beachlands community (eg light manufacturing, automotive repair and sales, warehousing and logistics, trade retail and services, retail and restaurants). These sectors currently represent the largest deficiencies in the Beachlands / Maraetai area.

National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 seeks to manage natural and physical

resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities. No stream diversions or reclamation, or wetland reclamations, are proposed or necessary. Development will require hydrological mitigation (e.g. communal wetlands, retention and detention devices).

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The National Environmental Standards for Freshwater 2020 ("NES-F") sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The project may require consents under the NES-F for earthworks/discharges within 100m of a wetland.

National Policy Statement for Indigenous Biodiversity

The Application under the COVID-19 Fast-track consent found that there was unlikely to be potential for highly mobile fauna at the site, given the quarrying activities. While this application may enable an encroachment into the mapped SEA, the vegetation within that area consists of pine trees and where possible native vegetation will be avoided (or any loss mitigated or offset).

National Policy Statement for Highly Productive Land

The site's zonings are not general rural or rural production (or any equivalent zoning). The sites have been zoned as Rural-Countryside Living Zone and Special Purpose Quarry Zone. Thus clause 3.7(5)(a)(i) of the NPS-HPL is not met, and such the site does not meet the definition of "highly productive land".

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

A Preliminary Site Investigation (PSI) has been undertaken to confirm the nature and extent of any contamination that must be managed as a result of earthworks. Consents may be required under the NES-CS.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165ZI (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act
Not applicable.

3.8.1.2 Resource consents where the project includes standard freshwater fisheries activities

If your application is seeking a resource consent and your project includes a standard freshwater fisheries activity, provide the information requested below:

COMMERCIAL

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

Not applicable.

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

Not applicable.

3.8.1.3 Designations

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

Not applicable.

3.8.1.4 Designations where the project includes a standard freshwater fisheries activity

If your application is seeking a designation or an alteration to an existing designation and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

Not applicable.

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

Not applicable.

3.8.1.5 Change or cancellation of conditions

If your application is seeking a change or cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

Not applicable.

3.8.1.6 Certificates of compliance

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

Not applicable.

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 Concessions

For applications seeking a concession that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?)
☐ Yes – see below ☐ No – proceed next
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
☐ Yes – see below ☐ No – proceed next
 - If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.

Not applicable.

3.8.2.2 Land exchanges

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
Not applicable.
- The financial value of the land proposed to be acquired by the Crown
Not applicable.
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
Not applicable.
- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
Not applicable.
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in Schedule 4 or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.
Not applicable.

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.
Not applicable.

- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
Not applicable.

3.8.4 Approvals relating to Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.
Not applicable.
- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under section 22(6) (comparison of activity against current or likely use of the area).Not applicable.
- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.
Not applicable.

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with section 59(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and

- Evidence that the notice complies with the requirements in section 59(2) of the Crown Minerals Act, and any matters required by regulations. =

Not applicable.

3.8.5.2 Mining permits

For an approval for a mining permit that would otherwise be applied for under section 23A of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.
Not applicable.
- The name and contact details of the proposed permit participants and the proposed permit operator.
Not applicable.
- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.
Not applicable.
- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.
Not applicable.
- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.
Not applicable.
- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with section 42(11).
Not applicable.
- If the authorised person proposes to provide information under section 37 (to the relevant chief executive), the date on which the person intends to provide that information.
Not applicable.
- The proposed duration of the permit.
Not applicable.

3.8.5.3 Mining permits for petroleum

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.
Not applicable.

COMMERCIAL

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

Not applicable.

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

Not applicable.

3.8.5.4 Mining permits for minerals other than petroleum

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

Not applicable.

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

Not applicable.

- Information on whether the application will be for a Tier 1 or Tier 2 permit.

Not applicable.

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

Not applicable.

- An indicative mine plan.

Not applicable.


- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;
 - the economic model for the project;
 - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
 - the proposed methods for processing mined material and handling and treating waste and;
 - anticipated plans for mine closure and rehabilitation.

Not applicable.

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

- ☒ I confirm that I am authorised to make this application.
- ☒ I have provided a copy of the application with all contact details redacted.
- ☒ I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with section 104 of the Act, and the Fast-track Approvals Cost Recovery Regulations 2025.

Signature  s 9(2)(a)

Date: 19/06/2025

Name: Doyle Smith

Section 5: Attachments

List any documents submitted with the application.

- Remember: include a copy of your application with all contact details redacted.

[illegible]

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	<input checked="" type="checkbox"/>
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	<input checked="" type="checkbox"/>
1.4 Compliance and enforcement history	<input checked="" type="checkbox"/>
Section 2: Referral application summary	<input checked="" type="checkbox"/>
2.1 Project name	<input checked="" type="checkbox"/>
2.2 Project description and location	<input checked="" type="checkbox"/>
2.3 Ineligible activity	<input checked="" type="checkbox"/>
2.4 Exemptions from requirement to provide agreement	<input checked="" type="checkbox"/>
2.5 Ministerial determinations under sections 23 and 24	<input checked="" type="checkbox"/>
2.6 Appropriateness for fast-track approvals process	<input checked="" type="checkbox"/>
Section 3: Project details	<input checked="" type="checkbox"/>
3.1 Approvals required	<input checked="" type="checkbox"/>
3.2 Project stages	<input checked="" type="checkbox"/>
3.3 Alternative project	<input checked="" type="checkbox"/>
3.4 Adverse effects	<input checked="" type="checkbox"/>
3.5 Persons affected	<input checked="" type="checkbox"/>
3.6 Legal interest	<input checked="" type="checkbox"/>
3.7 Other matters	<input checked="" type="checkbox"/>
3.8 Specific proposed approvals	<input checked="" type="checkbox"/>
Section 4: Authorisation	<input checked="" type="checkbox"/>
Section 5: Attachments	<input checked="" type="checkbox"/>