



# NGĀTI MANUHIRI

## SETTLEMENT TRUST

3 May 2024

Rt Hon Minister Chris Bishop  
Minister for RMA Reform  
c/- Ministry for the Environment

By email: [Chris.Bishop@parliament.govt.nz](mailto:Chris.Bishop@parliament.govt.nz) and [info@mfe.govt.nz](mailto:info@mfe.govt.nz)

Dear Minister

Fast Track Bill – Application for listed project under Schedule 2A

### **Executive Summary**

1. We are the land owners of the large property known as Te Arai South located between Te Arai Point and Pakiri. The land is held by us (Ngāti Manuhiri Settlement Trust and Te Arai South Holdings Limited) in several certificates of title as part of a joint venture.
2. Today, we lodged an application for the Te Arai South project to be included as a listed project in Schedule 2A of the Fast Track Bill. The application is being progressed by our related company, Darby Partners. Darby Partners has a long track record and significant experience at Te Arai North and South and elsewhere around New Zealand in master planning, designing and developing land and other resources in partnership with Government, iwi, Councils and communities.
3. This application squarely meets the Purpose of the Fast Track Bill to fast-track decision-making that facilitates the delivery of infrastructure and development projects with significant regional and national benefits.
4. A comprehensive range of activities and management of potential effects in respect to Te Arai South is specifically provided for in a special purpose Precinct incorporated in the Auckland Unitary Plan. This range of activities under the Precinct has already been established with significant investment, infrastructure and public amenities already in place. Te Arai South's development is ongoing and no where near complete. The range of activities that can be undertaken include significant sand mining, housing, aquaculture, public access, recreation and other activities that generate substantial regional and national benefits, including the establishment and ongoing development of one of New Zealand's largest regional parks.

5. Te Arai South Precinct's genesis is as Treaty Settlement land to provide commercial redress to Ngāti Manuhiri. Te Arai South has been established and developed over several years through traditional consenting. However, this consenting is uncertain, inefficient and cumbersome.
6. There are unique activities and benefits that Te Arai South provides to the local community and to New Zealand. For example, as a result of recent decline of consents by the Environment Court for sea-based sand dredging off the coast of Te Arai, Te Arai South is uniquely positioned to provide cost effective, efficient and substantial additional sand to meet the demands of nationally and regionally significant projects, particularly roading, construction and infrastructure.
7. Activities like sand mining, housing and aquaculture require a broad range of resource consents and these consents can only be realistically achieved in a super-charged way that unclogs or removes current traditional consenting delays or uncertainties (inherent in existing RMA and associated approval processes) to deliver the economic, infrastructure resilience and other regional and national benefits with a vehicle that brings together and secures the consents cost effectively and quickly. The Fast-Track Bill and the processes provided by the legislation will enable Te Arai South to secure requisite consents and other approvals and deliver the benefits referred to here and expanded on in the attached application with certainty and much more quickly than traditional consenting.
8. The unique comprehensive master planning approach embedded in the Unitary Plan tailored for Te Arai South Precinct and otherwise provided for through the Mana Whenua provisions can be demonstrated best with a worked example we provide here.
9. Of the 753ha that make up Te Arai South, we hold fully integrated Crown mining permits for 253ha to extract sand that is used for roading, construction and infrastructure. We hold resource consent (in addition to the mining permits) for 46ha of that area of land to undertake sand extraction and rehabilitation. When sand is extracted at Te Arai South, fresh water lakes are created. The activities and opportunities afforded by the lakes are also unique. The lakes provide both an area for aquaculture that uses fresh water and local sea based resources at Te Arai for aquaculture. The habitat in and around the lakes provides for ecological enhancement by supporting local flora and fauna so that our principles of taio, kaitiaki and sustainability are secured now and for future generations. The lakes also provide amenity for both public recreation and housing. The integrated aquaculture we propose to undertake also, critically, ensures sustainability of the marine environment itself.
10. The resource consents required for expanded sand mining to give full effect to our mining permits and existing consents, and the other activities summarised in just a few sentences above involves land use for sand extraction and associated activities, aquaculture activities, water take and discharge, land use for public recreation facilities and, of course, housing. This myriad of consents means that under current, traditional consenting we invariably face a slow and uncertain process to obtain

consent. This, in turn, affects the very economics of the Te Arai South project, and puts at risk the benefits the project is intended to provide.

11. This is all despite the fact that we have a special purpose Te Arai Precinct embedded in the Unitary Plan, along with access to the Mana Whenua provisions designed to support iwi related developments and a sound and long term working relationship with Council.
12. The Fast Track Bill addresses the problem we outline above as a “one-stop shop”. Under the Fast Track processes, we would be able to much more quickly and effectively bring together the activities and consenting so that (as we have to date through a Comprehensive Site Management Plan) we secure consents more quickly and cost effectively to provide certainty of consent and other approvals, that in turn provides certainty of funding. This funding then enables the project to proceed more quickly, thereby securing and enabling the very significant benefits outlined in the application to be secured for the region and nationally on a fully masterplanned and integrated basis.
13. As the example above demonstrates, there would be very few projects that would sit alongside Te Arai South that meet the Fast Track Bill’s s17 criteria, and squarely advance the Purpose of the Bill more directly or better than the Te Arai South project.
14. As outlined further in our application, through sand mining and a suite of various and integrated land use activities, the proposal will contribute in excess of \$2.0 billion of value to the Auckland and Northland economies.

### **The application**

15. The land that is the subject of our application formed part of Ngāti Manuhiri’s Treaty Settlement and is specifically provided for in the Auckland Unitary Plan as Commercial Redress land and includes a significant part of The Te Ārai Regional Park that is one of New Zealand’s largest regional parks created by the Land Owners in partnership with the Auckland Council. The project is to provide for a range of land uses with improved sustainable economics that better realise the commercial redress opportunities of the land to the benefit of the Ngāti Manuhiri Settlement Trust while also allowing the Trust to advance its social and cultural interests.
16. The applicants seek inclusion on Schedule 2A to provide a consent pathway for a comprehensive suite of activities based on a fully integrated master land use plan that is consistent with, and gives effect to, the purpose of the Act and, squarely related to that, the Unitary Plan Te Ārai South Precinct and Mana Whenua Chapter of the Auckland Unitary Plan. This application relates to what is otherwise termed Integrated Māori Development that is provided for in the Mana Whenua Chapter provisions that supports and gives effect to, amongst other things, Ngāti Manuhiri Settlement Trust Treaty Settlement for the entire Te Ārai South land area of 753ha.
17. In order to achieve the significant national and regional benefits outlined in our application, including required private funding of planned public roading infrastructure and Regional Park improvements, a fully integrated approach to land use activities is required. The Comprehensive Integrated Land Use Master Plan

accompanying this application graphically illustrates the Te Ārai South Precinct land involved and a suite of fully integrated activities outlined in more detail below that are the subject of this application.

18. The Comprehensive Integrated Land Use Master Plan and integrated approach provides an important framework to demonstrate the close interrelationship amongst the activities that are required to be consented and undertaken to secure the infrastructure, environmental, economic, cultural, social and housing outcomes that ultimately achieve and given effect to the Purpose of the Act.
19. The applicants do not seek Council or Government funding in respect to this application. While we will take the opportunity to work closely with Government and Council, including under existing or proposed grants, we do not seek funding in respect to the activities that make up the Te Arai South Project. For example, the fast-track approval of the activities included in this application, and their related operational and economic outcomes, secure various public benefits including significant regional parkland improvements and the sealing of 2.6 kilometres of roading through private funding. That road upgrading is integral to enabling:
  - a. Safe and convenient public access to the regionally significant Te Ārai Regional Park; and
  - b. Ongoing and future sand mining already existing and proposed in this application.
20. The project is to involve the following key components:
  - An expansion of existing land-based sand mining operations on the site of up to 300,000 cubic metres of sand per annum to be carried out in a staged and sequential manner. The existing and future sanding mining is regionally and nationally significant and supports the growth and development of roading, infrastructure and development of Auckland and Northland regions. Through related companies, the applicant already holds Crown mining permits covering 283 hectares and a resource consent for 46 hectares of that land that is confined to 84,000 cubic metres of sand per annum. As outlined above, extensive dune lake systems that will be generated from sand extraction provide the opportunity for significant aquaculture activities and ecological and recreational enhancement as part of the subsequent integrated visitor and residential development of the surrounding land.
  - The establishment of a Ngāti Manuhiri Te Ārai Regional Park 'gateway village' visitor development comprising a cultural and arts visitor centre, visitor accommodation comprising up to 180 visitor accommodation units, landscaped public open space and supporting café/restaurant and retail activities as provided for under the Te Ārai South Precinct.
  - Staged Development of up to 420 residential and retirement living units (and associated subdivision) including the establishment of affordable Ngāti Manuhiri papakāinga and local worker accommodation for employees servicing the Tara Iti and Te Ārai Links golf course operations, associated hospitality operations and related residential subdivision and development. In this regard there are approximately 300 staff employed by the Tara Iti and Te Ārai Links golf course

operations and staff numbers are staffing levels necessary to support the growth and development of Te Ārai are expected to grow.

- Local road improvements comprising the construction of 4 kilometres of new public access road providing a direct and convenient access to Te Ārai Regional Park, the sealing of 2.6 kilometres of existing unsealed public roading and improvements to a further 4.4 kilometres of existing public roading.
- The development of the Te Ārai Regional Park in accordance with the Auckland Council Te Ārai Regional Park Management Plan 2022, including improved roading connections to and within the Park, the establishment of a public campground (including dedicated caravan and motorhome area) and associated facilities, a public trail network, a formed beachside public car park and landscaped day use area with public toilet and shower facilities.
- Land-based aquaculture operations and associated sea water requirements as provided for under the Te Ārai South Precinct and of significant regional and national benefit.
- The establishment of a community wastewater treatment and disposal system and community potable water treatment and supply system (necessary to serve the above public Regional Park use and private uses) and other environmentally sustainable infrastructure necessary to service proposed development including sensitive stormwater management and solar electricity generation.

We look forward to progressing this application and please contact us if you require any further information.

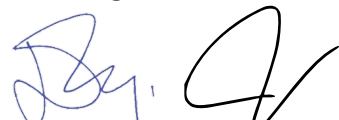
Yours sincerely

For and on behalf of the Te Arai South Joint Venture



Mook Hohneck

Chair, Ngati Manuhiri Settlement Trust



John Darby and Jim Castiglione  
Te Arai South Holdings Limited