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From: s 9(2)(a)
Sent: Friday, 14 November 2025 3:41 pm
To: 'AdminAgencyFTAA@mfe.govt.nz'
Cc: s 9(2)(a)
Subject: Warkworth Residential Development - Administering Agency Consultation

Good afternoon

We act for Warkworth RV Limited in relation to its application for referral of the Warkworth Residential Development project ("**Project**") under the Fast-track Approvals Act 2024 ("**FTAA**").

This email is to fulfil the requirement for consultation with the Ministry for the Environment as an administering agency under s11(1)(e) of the FTAA. Please see below a description of the Project and Site.

Project and Site Description

The purpose of the Project is to provide an integrated residential development which includes dwellings and a comprehensive retirement village on 54ha of land on Matakana Road in Warkworth ("**Site**"). This will significantly increase housing supply and housing choice in the Warkworth area, particularly for elderly. The Project will also provide aged care facilities, reducing the pressure on existing facilities in the region. The Project has significant regional benefits for Auckland. It will create a space for residential development to respond to growing demands and facilitate future growth in the Warkworth area, as well as cater for the region's aging population.

If the fast-track consent is granted, the Project is anticipated to generate a direct expenditure of approximately \$631m over the 8-year development period and generate approximately \$521m of economic activity for the Auckland region. The Project will also contribute 815 jobs in Auckland during the peak construction year, with a total number of jobs created of approximately 4,516 FTE years during the 8-year development period. The Project will create additional permanent employment opportunities due to the proposed full-time care units as part of the retirement village proposal.

The Site is located at 286A and 286B Matakana Road, legally described as SECT 19 SO 588806 and Lot 2 DP 375478. The Site is currently used for pasture and grazing. The Site is adjacent to the Warkworth Golf Club (to the north) and the Rodney Lime Quarry (to the east), and north of the Warkworth township. There is existing or consented urban development in the immediate locality of the Site.

The referral application seeks to adjust the current Site boundaries into three lots to enable the proposed development. There are no instruments on the titles which would affect the progression of the development.

We would appreciate if you could please confirm receipt by way of return email.

Kind regards

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Solicitor

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