

# 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](mailto: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](mailto:info@fasttrack.govt.nz)

### Ways you can send your completed form to us

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

By email – [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

## 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](mailto: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.

Click or tap here to enter text.

# 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:** WARKWORTH RV LIMITED

**1.1.2 NZBN (optional):** 9429051083854

**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):**

**Additional Applicants:**

**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:** WARKWORTH RV LIMITED

**1.3.2 Contact name:** s 9(2)(a)

**1.3.3 Phone:** s 9(2)(a)

**1.3.4 Email address:** s 9(2)(a)

**1.3.5 Postal address (if preferred method of contact):** Level 15, Aon Centre 29  
Customs Street West Auckland New Zealand 1010

*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:

*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.*

**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’?

No

**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.

## 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.*

Warkworth Residential Development

### 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 provide an integrated residential development which includes residential subdivision and associated dwellings and a retirement village on 54ha of land at 286A- 286D, Matakana Road in Warkworth.

The Project will comprise:

- A large lot residential block with approximately 54 residential lots;
- A retirement village block with approximately 198 residential villas, a care facility providing a range of health and personal care services, a club house and associated recreational facilities; and
- A residential block with approximately 264 residential lots and four super lots (which will accommodate approximately 30 dwellings).

The Project has significant regional benefits for Auckland. The Project will significantly increase housing supply and housing choice in the Warkworth area, particularly for the elderly and families. The Project will provide aged care facilities, reducing the pressure on existing facilities in the region and will create a space for residential development to respond to growing demands. The Project delivers smaller affordable residential sites and dwellings as well as larger sized residential sites suited to families who seek a larger back yard. The site is directly connected to existing residential development to the west and therefore facilitates the planned future growth in the Warkworth area. The Project is efficient and will achieve a well functioning urban environment.

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 approximately \$520m of economic activity for the Auckland region. The Project will also contribute approximately 819 jobs both directly and indirectly in Auckland during the peak construction year, with a total number of direct and indirect jobs created of approximately 4,507 FTE years during the 8-year development period. The Project will create additional permanent long term employment opportunities due to the full-time care units which will form part of the retirement village proposal and due to the need to maintain the dwellings once constructed (ie landscaping).

**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 286A, 286B, 286C and 286D Matakana Road, legally described as SECT 19 SO 588806, Lot 2 DP 375478, Lot 3 DP76450, Lot 4 DP 76450. The Records of Title are attached at Appendix B.

The Project seeks to amend 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.

The Site is currently utilised for grazing and contains two sheds, along with internal and boundary fencing which reflects this use. The Site is adjacent to the Warkworth Golf Club (to the north) and the Rodney Lime Quarry (to the east) and is north of the Warkworth township. There is existing land consented urban development in the immediate locality of the Site.

Refer to Appendix C for maps showing the location of the Site and the surrounding locality.

### **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?

No

a. If yes, please address the following:

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

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

No

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.

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

No

- 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)
  - 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.

**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.

No

**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?

No

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

**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.

**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.

**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?

No

- 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:

**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?

No

**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.

**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?

No

- 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.

**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?

No

- 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

**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?

No

- 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.

**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?

No

- 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.

**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?

No

- 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;  
No
- 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  
No

**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:  
No

**2.3.18** Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?  
No

## **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?

No

**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)

**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.

**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.

**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.

#### **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?

N/A

**2.4.2.2** Is the reserve a Crown-owned reserve?

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

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

#### **2.5 Ministerial determinations under sections 23 and 24**

*Complete this section if you are 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 is seeking a determination under [section 23](#) (linear infrastructure on certain identified Māori land)

No

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)

**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.

**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)

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

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

## **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)

No

Provide the following information:

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

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

**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.

### **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)?

No

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);

**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.

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

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

**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.

**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.

**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.

## **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 is a development project which will contribute significant regional benefits to the Auckland region. These are explained in the Economic Impact Assessment at Appendix D.

The significant investment in the Auckland region over the proposed 8-year development period is approximately \$631m, which will stimulate economic activity. The Project will also generate approximately \$520m of economic activity for the Auckland region.

There will be significant direct and indirect employment impacts of approximately 4,507 FTE years over the 8-year development period and additional permanent employment at the retirement village once the development is completed. These employment outcomes will support regional economic resilience and growth.

The Project will also:

- increase senior housing supply and residential capacity;
- improved residential care facility supply;
- free up existing housing stock for younger families;

- increase and diversify housing choice; and
- enable demand for retirement village living to be met.

The Project will assist in delivering planned urban road upgrades to the Matakana Road frontage and the Sandspit Link Road stub (as well as enabling works).

The development aligns with the objectives of the National Policy Statement on Urban Development by delivering a well-functioning urban environment that is efficient in terms of infrastructure requirements and provides a choice of residential living environments in a desirable location.

**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

The fast-track process offers a number of advantages over the standard RMA process particularly in relation to time and cost-effectiveness. For this development to progress under the RMA, a private plan change is required to rezone the land. Warkworth RV Limited's experience with the RMA private plan change process in Auckland has been inefficient, time consuming, and costly.

Arvida Limited (the company which owns Warkworth RV Limited) lodged a private plan change application on 28 March 2024 with Auckland Council. Auckland Council issued further information requests in June, September and December 2024, in respect of which Arvida completed detailed responses. The Council Officer's Report recommended the plan change be accepted and progress to public notification. The Council's Governing Body did not consider whether to accept the plan change application until 27 February 2025, nearly a year after the plan change application was first lodged. Contrary to the Officers' recommendation, Auckland Council rejected Arvida Limited's plan change request under clause 25(4) of Schedule 1 to the RMA. Arvida Limited appealed this decision and the appeal was heard by the Environment Court in August 2025. A decision is outstanding.

Warkworth RV Limited's experience as detailed above highlights the significant delays and inefficiencies which can result from the standard RMA process. The plan change was lodged almost two years ago and there has not yet been an opportunity for the merits of the plan change to be considered. Under the Fast-track Approvals Act 2024, the proposal can be applied for as a resource consent (without the underlying plan change process needing to occur simultaneously).

A fast-track application for resource consent does not require the local

authority to first accept the application. This step has caused significant delays for Warkworth RV Limited due to different views being taken by Auckland Council in relation to greenfield development. Due to these delays, Warkworth RV Limited has chosen to utilise the fast-track process for a more efficient outcome on this important project for the Warkworth area.

Given Auckland Council's approach to the Project to date, if the standard RMA plan change and resource consent process was utilised, there is a real risk of appeal.

Notification is precluded under the Fast-track Approvals Act 2024. The panel is only permitted to invite comments from specified persons and there is a short timeframe for comments to be provided. This streamlined process for receiving comments is appropriate to address any concerns arising from the Project. Warkworth RV Limited is confident that the impacts of the Project can be avoided, remedied or mitigated through its proposal given the amount of detailed work completed to date.

The consenting timeframe under the Fast-track Approvals Act 2024 is likely to be in the order of 6 months. This is a significant time saving, compared to a standard RMA process (which has in this case already taken almost two years to date, without a decision on any aspect of the Project). The time saving will allow the benefits of the Project to be realised in advance of any standard RMA process.

This expedited framework is well-suited to the Project, as it effectively facilitates the advancement of consents, permits, and authorities, enabling timely delivery.

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

The Project is for a residential development. Proposals of this nature have been considered successfully under both the Covid-19 fast-track process and the Fast-track Approvals Act 2024.

Consultation has already been undertaken with Auckland Council (including Watercare, Healthy Waters and Auckland Transport), relevant iwi authorities and the local community, including public open days, letter drops and direct engagement. Warkworth RV Limited considers the process for invited comments is more than sufficient to take into 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.*

No

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

**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?

No

- a. Explain how the project will deliver this.

**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.

The National Policy Statement on Urban Development emphasises the importance of increasing development capacity, supporting additional competition, encouraging choice of housing types and locations, and responding to opportunities even when the sequence and timing of development does not necessarily align with the assumptions in planning documents. The focus is on ensuring there is sufficient housing capacity available.

The Project will directly increase residential land capacity and senior housing supply. The Project will supply the market with approximately 546 additional dwellings, 198 of these being retirement village villas. The Project also provides housing choice by including smaller affordable residential sites and larger sites for those wanting more space. This provides the ability for the area to improve its responsiveness to growing demand and will in itself facilitate further growth within the area as a result of the increase in overall competitiveness and market efficiency. The Project will enable the market to contribute to meeting future senior housing demand pressure through an efficient form of development on a site which is well sized and located and has a high level of amenity. The Project will also provide additional choices for the community's living environment in respect of location and will have the ability to positively impact the overall price points resulting from supply, within the local market and wider region.

The Project will also contribute to a well-functioning urban environment. The Project is located on the urban edge of Warkworth and provides a natural extension to the existing Warkworth township. Due to the Site's locational attributes, the Project will benefit from convenient connectivity to both the current and planned infrastructure upgrades with the Project proposing to supply some of these upgrades itself.

The Project is in close proximity to existing retail shops, supermarkets,

open spaces and community facilities. The existing and planned transport hubs are at the opposite end of Te Hono Hono ki Tai Road.

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

The economic benefits of these types of residential projects (both during construction and operation) have been recognised through a number fast-track applications under the Covid-19 Recovery (Fast-track Consenting) Act 2020 and the Fast-track Approvals Act 2024.

Construction is a major driver for economic growth within New Zealand. The construction of the Project represents approximately \$631m direct expenditure. The Project is expected to generate employment opportunities during the construction phase and deliver associated economic benefits. The construction of the Project would create approximately 4,507 FTE years over the 8-year development period. The Project will also contribute financial and development contributions for Auckland Council.

After construction, the Project provides for permanent employment at the proposed retirement village such as for healthcare workers, management staff, groundskeepers, and support staff.

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

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

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

The Site is connected with and in close proximity to employment, the Warkworth town centre, reserves, sports fields and public transport hubs. The location of the Project in proximity to these sites ensures minimal distances are required to be driven by car or that public transport can be taken to reach desired destinations to reduce CO2 emissions from vehicles. Warkworth RV Limited proposes to assess those emissions savings in detail through the substantive stage of the application.

The Project also provides for active modes of transport to, from and within the Site via shared paths and off-road walking and cycling trails. Public transport infrastructure will be upgraded by the applicant., Arvida Limited has engaged extensively with Matakana

Coast Trail Trust who are supportive of the provision of walking and cycling trails which connects and aligns with the existing and planned trail network.

**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?

The Site is generally not identified as being subject to natural hazards.

The Project proposes to include robust stormwater management strategies that support climate change adaptation and reduce natural hazard risks. The Project proposes a range of options for stormwater to be adequately serviced.

The Site does not have a specific limitation related to flooding that would prevent it being developed for residential purposes. The Site is identified as being subject to a flood plain under Auckland Council's Plan Change 120 which was notified on 24 September 2025. However, the small areas of flood plain and flood prone areas are located on the stream corridors and associated riparian areas. The Project proposes to remove existing culverts and to construct a bridge structure to mitigate and manage flood hazard risk now and into the future.

In relation to the retirement village, Arvida Limited has a number of policies and procedures that apply to small and large scale emergencies and keeping our communities safe. These include the Fire and Emergency Planning Policy which stipulates that our communities must: have a written emergency disaster plan to minimise requirements of civil defence, provision on site of equipment and supplies, including food and water, for minimum 3 days, and a register of resident's disability evacuation requirements.

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

The Project will not result in significant adverse environmental issues and proposes a range of measures which have positive environmental effects. The Project proposes a robust stormwater management system and there are substantial opportunities for ecological enhancement including riparian planting along stream margins to ensure water quality is enhanced and protection of the native terrestrial vegetation identified as being of value. Planned riparian and wetland buffer planting will further enhance terrestrial habitat values and ecological linkages. The Project also enables ecological enhancement, including the removal of farm culverts and targeted native planting to improve vegetation connectivity, species diversity

and buffering capacity across the Site. The Project provides a valuable opportunity to achieve a net gain in biodiversity within the area and provide increased ecological connectivity.

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

The Site is currently primarily Future Urban Zone with a small part zoned Rural – Mixed Rural. The Future Urban Zone is a transitional zone applied to greenfield land that has been identified as suitable for urbanisation. The Watercare Asset Management Plan provides for the urbanisation of Future Urban Zone and demonstrates the land is planned to be serviced (with the exception of the 54 large lot residential sites which can be self-serviced if required).

The Project is consistent with the requirements of the Regional Policy Statement as it enables the provision of a well-functioning urban environment.

The Project is also generally consistent with the Warkworth Structure Plan 2019, the Project will provide development which retains the natural and cultural character of Warkworth and easy walking and cycling access to the Town Centre. The Project also ensures infrastructure is sequenced to support the development.

Auckland's Future Development Strategy earmarks the Site for urban development within the next 10 years. The Project will be developed in stages, aligned to construction timeframes and to ensure the Site can be sufficiently serviced at each stage. The Project includes a range of upgrades to transport, stormwater and water and wastewater infrastructure which will be privately funded.

A Planning Assessment has been provided with the Application at Appendix E.

## 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.

Warkworth RV Limited has sufficient funding to deliver the Project when the requisite approvals are granted. Detailed design for the Project will commence imminently after the approvals applied for are granted. Warkworth RV Limited anticipates earthworks will commence in

October 2026 assuming the approvals are granted. This is on the basis bulk earthworks consent is granted under the current RMA process prior to Warkworth RV Limited lodging its substantive application or an efficient Fast-track approvals process. Earthworks are expected to take 12 months across two earthworks seasons. Construction of the dwellings is anticipated to commence in April 2027, with the first dwellings completed by March 2028. Dwellings will continue to be delivered regularly over the following six years. If a consent is granted by mid-2026, it is anticipated the entire Project will be completed by 2033.

### **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.**

The Project applies for all approvals required for the comprehensive residential development. Information on the specific consent requirements is outlined in Section 1.3 of the Planning Assessment at Appendix E.

#### **3.1.2 Outline the approvals sought under the Conservation Act 1987**

N/A

#### **3.1.3 Outline the approvals sought under the Reserves Act 1977**

N/A

#### **3.1.4 Outline the approvals sought under the Wildlife Act 1953**

N/A

#### **3.1.5 Outline the approvals sought under the National Parks Act 1980**

N/A

#### **3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014**

N/A

#### **3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983**

N/A

**3.1.8** Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

N/A

**3.1.9** Outline the approvals sought under the Crown Minerals Act 1991

N/A

**3.1.10** Outline the approvals sought under the Public Works Act 1981

N/A

**3.1.11** *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

**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).

N/A

**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.

Approvals for works within a Notice of Requirement and Designation under section 176 and 178 of the RMA have been granted by Auckland Transport.

## **3.2 Project stages**

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

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 one single stage and constructed in stages.

The first stage of construction will include bulk earthworks and enabling works

across the entire Site.

As the Project includes the realignment of the Site boundaries into three new lots – a large lot block, a retirement village block and a residential block – the construction of the dwellings on these lots and associated landscaping will occur independently following the land development enabling works. The development of these sites will be subject to the servicing requirements which will be proposed as conditions of consent in the substantive application.

### **3.3 Alternative project**

**3.3.1** If the project is proposed as an alternative project, provide: No

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.

### **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 assessments outline any anticipated and known adverse effects of the Project on the environment.

The relevant assessments are:

- Planning Assessment prepared by the Planning Collective at Appendix E;
- Economic Impact Assessment prepared by Property Economics at Appendix D;
- Transport Assessment prepared by Flow Transportation Specialists at Appendix F;
- Geotechnical and Groundwater Assessment prepared by Tonkin + Taylor at Appendix G;
- Ecology Assessment prepared by Viridis at Appendix H;
- Civil Engineering and Servicing Assessment prepared by Chesters at Appendix I; and
- Landscape and Visual and Urban Design Assessment prepared by Boffa Miskell at Appendix J.

The Project will not result in any significant adverse effects on the environment.

**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.

N/A

### **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:

- Ngāti Manuhiri Settlement Trust, representing Ngāti Manuhiri;
- Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki;
- Ngāi Tai ke Tāmaki Tribal Trust, representing Ngāi Tai ke Tāmaki;
- Ngāti Maru Rūnanga Trust, representing Ngāti Maru;
- Ngāti Pāoa Iwi Trust, representing Ngāti Pāoa;
- Ngāti Pāoa Trust Board, representing Ngāti Pāoa;
- Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua, representing Ngāti Te Ata;
- Ngātiwai Trust Board, representing Ngātiwai;
- Ngāti Whanaunga Incorporated, representing Ngāti Whanaunga;
- Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara;
- Ngāti Whātua Ōrākei Trust, representing Ngāti Whātua Ōrākei; and
- Te Rūnanga o Ngāti Whātua.

The Treaty Settlement entities whose area of interest includes the Project Site includes:

- Ngāti Manuhiri Settlement Trust;
- Te Kawerau Iwi Settlement Trust;
- Ngāti Pāoa Iwi Trust;
- Ngāi Tai ki Tāmaki Trust; and
- Ngaati Whanaunga Ruunanga Trust.

Other:

- Auckland Transport
- Auckland Council
- Watercare
- Healthy Waters

- Warkworth Golf Club
- Rodney Lime Quarry
- Adjacent landowners

**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 the iwi authorities occurred in respect of the proposed plan change Arvida Limited lodged under the RMA in May 2023 and subsequent resource consent applications. At this stage Te Kawerau ā Maki informed Arvida Limited that they are happy to support Ngāti Manuhiri and no further engagement was required with them. Warkworth RV Limited has engaged with Ngāti Manuhiri prior to lodging the plan change application and has continually updated Ngāti Manuhiri as it progressed. There have been a range of meetings with Ngāti Manuhiri who are generally supportive of the Project. Arvida Limited has recently meet with Ngāti Manuhiri to inform them that it is seeking the Project be progressed through the Fast-track Approvals Act 2024. Ngāti Manuhiri did not raise any concerns with this and asked for Arvida Limited to continue providing updates as the Project progresses. The other iwi authorities set out above have been contacted about the Project and there were no responses.

Warkworth RV Limited has engaged extensively with Auckland Council, Watercare, Auckland Transport and Healthy Waters for the last two years, including through its the applications for the private plan change and resource consent. Warkworth RV Limited also advised the Auckland Council, Watercare and Auckland Transport of its intention to progress the Project through a fast-track application and intent to continue with engagement as the Project proceeds.

Warkworth RV Limited has engaged with the local community over a number of years including Rodney Local Board, One Mahurangi, Matakana Coast Trail Trust, Warkworth Golf Club, Warkworth Bowling Club, Rodney Co-operative Lime Quarry and nearby landowners, specifically the owners and occupiers of 304 and 306 Matakana Road.

Through detailed public engagement, including an open day, discussions with the various Council, landowner and community groups, Warkworth RV Limited has responded to questions and issues raised and the Project represents the outcomes of the engagement. Specifically, there are detailed proposals for the common boundary with Warkworth Golf Club and the quarry boundary. Street names and design elements will be determined in consultation with Ngāti Manuhiri.

In addition, a range of measures are proposed to ensure the Site can be appropriately serviced in relation to all utilities including water supply, wastewater and stormwater. Warkworth RV Limited proposes to construct the development in stages to ensure the development aligns with available capacity of reticulated services. In addition, Warkworth RV Limited has worked closely with Auckland Transport to ensure the Project integrates with the existing and future planning road network. Auckland Transport has provided feedback to the urban frontage upgrades and also provided s178 approvals for works

proposed with the proposed designations.

Warkworth RV Limited also engaged with the Ministry for the Environment in relation to the Project as detailed in Appendix K.

Appendix L summarises the consultation that has been undertaken in relation to the Project.

**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.

Auckland Council does not identify the Site as subject to a Treaty Settlement – Statutory Acknowledgement Area. However, a Statutory Acknowledgement Area for Ngāti Manuhiri is identified by Auckland Council directly north of the Site.

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

- Ngāti Manuhiri Deed of Settlement 2011;
- Te Kawerau ā Maki Deed of Settlement 1992;
- Ngāti Pāoa Deed of Settlement 2021;
- Ngāi Tai ki Tāmaki Claims Settlement Act 2018;
- Ngaati Whanaunga Deed of Settlement

The principles of these settlements are set out below.

Ngāti Manuhiri Claims Settlement Act 2012 acknowledges that it has failed to deal with the long standing grievances of Ngāti Manuhiri in an appropriate way and that recognition, and provision of redress for these grievances is long overdue. It provides for redress over Te Hauturu-o-Toi/Little Barrier, land, cash, right of first refusal of Crown land, statutory acknowledgements and overlay classifications on sites of interest as redress. It also provides for geographic names in the area to be altered. The Site is unaffected by the redress offered.

Te Kawerau ā Maki Claims Settlement Act 2015 contains a series of acknowledgements by the Crown where its actions arising from the interaction with Te Kawerau ā Maki have breached the Treaty of Waitangi and its principles. The settlement provides for financial and commercial redress and the right of first refusal over Crown land. Statutory acknowledgements and overlay classifications will also be recognised, as well as the changing of place names. The Site is unaffected by the redress offered.

The Ngāti Pāoa Deed of Settlement 2021 formally recognises the economic, social, and cultural development challenges faced by Ngāti Pāoa. The settlement provides redress through mechanisms including land transfer, financial compensation, right of first refusal over Crown lands, an agreed historical account, overlay classifications, statutory acknowledgements, statements of association, and the renaming of areas of interest. As only Crown assets are involved in this process, the Site remains unaffected by the redress provisions.

The Ngāi Tai ki Tāmaki Claims Settlement Act 2018 recognises past injustices and delivers

economic, social, and cultural redress. It grants land, cash, statutory acknowledgements, overlay classifications, and first refusal rights on Crown lands. The Site is unaffected by the redress offered.

The Ngaati Whanaunga Deed of Settlement contains acknowledgements that the cumulative effect of the Crown's actions and omissions as well as a Crown apology. The redress provided to Ngaati Whanaunga includes land, overlay classifications, statutory acknowledgements, a statement of association, cash and rights to purchase Crown land. The Site is unaffected by the redress offered.

**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.

N/A

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

No

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

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

N/A

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

N/A

### **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 records of title are attached at Appendix B.

In relation to SECT 19 SO 588806, the title lists the following interests:

- Expecting thereout pursuant to Section 19 Public Works Act 1928 any mines of coal or other minerals not taken by 109330 Conveyance;
- Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council; and
- Mortgage to NZGT Security Trustee Limited.

In relation to Lot 2 DP 375478, the title lists the following interests:

- Expecting thereout pursuant to Section 19 Public Works Act 1928 any mines of coal or other minerals not taken by 109330 Conveyance; and
- Mortgage to NZGT Security Trustee Limited.

In relation to Lot 3 DP 76450 and Lot 4 DP 76450, the titles list a mortgage to NZGT Security Trustee Limited.

These instruments will not affect the progression of 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

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

A private plan change application was made by Arvida Limited to rezone an area which includes the Site was lodged with Auckland Council under the RMA in February 2024. This private plan change request was rejected by Auckland Council under clause 25(4) of Schedule 1 of the RMA and an appeal on this decision was heard by the Environment Court in August. A decision is outstanding.

Arvida Limited lodged a resource consent application for the retirement village component of the residential development under the RMA in October 2024. Linkview Holdings lodged a resource consent application for the residential development on proposed Lot 1 on 24 June 2025. These applications are currently on hold pending the provision of further information.

Associated bulk earthworks consents were lodged with Auckland Council under the RMA on 24 June 2025. We anticipate the bulk earthworks consent will be approved prior to the substantive application for the Project being lodged (if the referral application is accepted). If the bulk earthworks consent is approved under the RMA, this element will not be applied for in the substantive application for the Project.

A boundary adjustment application was lodged with Auckland Council under the RMA on 10 June 2024. This application is currently on hold.

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

In relation to the private plan change application (as above), Auckland Council made a decision under clause 25(4) of Schedule 1 to the RMA to reject the plan change request (despite contrary officer recommendations). The Council determined the private plan change was contrary to aspects of the FDS and did not support the rezoning of a portion of the Site (29ha) outside the Rural Urban Boundary.

Arvida Limited appealed this decision to the Environment Court where it was heard in August 2025. A decision is outstanding.

This decision on the underlying plan change application is not necessary for Warkworth RV Limited's approvals sought under the Fast-track Approvals Act 2024 to be granted.

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

Plan Change 120 to the AUP identifies the Site are being subject to flood plains (which has immediate legal effect). The Project provides for a robust Stormwater Management Plan to ensure any potential flooding can be managed. The Project also proposes to remove existing culverts and construct a bridge structure to avoid, remedy or mitigate potential flooding effects. All engineered infrastructure will be designed to allow for the effects of 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.

No activities proposed are prohibited under the RMA. 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). Planning decisions are also to improve housing affordability by supporting competitive land and development markets (Objective 2). The Project will provides housing supply in the Warkworth area which is well connected to the existing Warkworth township. This additional housing supply will assist with meeting demands for residential properties across Auckland, and the retirement village will assist in meeting the demand for senior living.

- 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. The Project will result in the protection and enhancement of ecological corridors and habitats. It is expected that freshwater quality and values will be improved as a result of the Project because riparian areas will be protected, esplanade reserve areas will be vested and there will be better management of stormwater discharges. These measures will mitigate stream diversion and vegetation removal nearby a wetland which is required for the project.
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020: The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 sets out requirements for carrying out certain activities which pose risks to freshwater and freshwater ecosystems. Consents will be required because vegetation removal is proposed within 10m of a wetland. The discharges of stormwater and wastewater in proximity to the wetlands is not intended to later hydrology, and the works will be designed to maintain the current hydrology.
- National Policy Statement for Indigenous Biodiversity: The National Policy Statement for Indigenous Biodiversity sets out a policy framework for maintaining indigenous biodiversity in the terrestrial environment. The Project is consistent with the principles of the Policy Statement as the Project provides for positive outcomes for the ecological values on the Site.

- National Policy Statement for Highly Productive Land: The National Policy Statement for Highly Productive Land seeks to protect highly productive land for us in land-based primary production, both now and for future generations. The Policy aims to protect highly productive land from inappropriate use and development unless there are long term constraints on the land which means land based primary production is not economically viable. 29ha of the Site is classified as rural and LUC3 land and is therefore highly productive land (as region specific classification has not yet occurred). Due to the low value of the highly productive land at the Site (which a soils assessment has assessed as only containing 0.81 ha of LUC3), the retention of this land for land-based primary production has the potential to come at material economic opportunity cost. The NPS-HPL allows for development of highly productive land where criteria are met. The assessments for the Project have concluded it can meet pathway for development under the Policy Statement.
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS): A preliminary site investigation has been undertaken to confirm the nature and extent of any contamination. This showed the land appears to have only ever been used for pastoral farming and identified a HAIL site (the old cow shed). A detailed site investigation will provide insight into whether consents are required.
- Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007: The Project proposes to service the retirement village via groundwater taken from a new bore to be installed on site. This is a temporary measure until the Site is connected to reticulated water supply. The proposed bore water supply will meet the requirements of these regulations.
- 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 165Z1](#) (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

There are no existing resource consents relevant to the Project Site under s124C(1)(c) and s167Z1 of the RMA.

### **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:

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

#### **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.  
N/A

#### **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.  
N/A
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.  
N/A

#### **3.8.1.5**      *Change or cancellation of conditions*

If your application is seeking a change of 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.

N/A

### **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.

N/A

## **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?  
No
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
  - 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.

N/A

### **3.8.2.2**      *Land exchanges*

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

No

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
- The financial value of the land proposed to be acquired by the Crown
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.

- 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
- 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.

### 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.

N/A

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

N/A

### 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.

N/A

- 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).

N/A

- 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.

N/A

### **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. =

N/A

#### **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.

N/A

- The name and contact details of the proposed permit participants and the proposed permit operator.

N/A

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

N/A

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

N/A

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

N/A

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with [section 42\(11\)](#).

N/A

- 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.

N/A

- The proposed duration of the permit.

N/A

### **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.

N/A

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

N/A

- 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.

N/A

### **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.

N/A

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

N/A

- Information on whether the application will be for a [Tier 1 or Tier 2 permit](#).

N/A

- 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.

N/A

- An indicative mine plan.

N/A

- 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.

N/A

## 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 - Yes

I have provided a copy of the application with all contact details redacted - Yes

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](#) - Yes

Signature: s 9(2)(a)

Date: 26/11/2025

Name: s 9(2)(a)

## Section 5: Attachments

List any documents submitted with the application.

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

Attachment number	Document name	Author	Document version

## Referral application checklist

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

<b>Section 1: Applicant details</b>	Yes
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	Yes
1.4 Compliance and enforcement history	Yes
<b>Section 2: Referral application summary</b>	Yes
2.1 Project name	Yes
2.2 Project description and location	Yes
2.3 Ineligible activity	Yes
2.4 Exemptions from requirement to provide agreement	Yes

2.5 Ministerial determinations under sections 23 and 24	Yes
2.6 Appropriateness for fast-track approvals process	Yes
<b>Section 3: Project details</b>	Yes
3.1 Approvals required	Yes
3.2 Project stages	Yes
3.3 Alternative project	Yes
3.4 Adverse effects	Yes
3.5 Persons affected	Yes
3.6 Legal interest	Yes
3.7 Other matters	Yes
3.8 Specific proposed approvals	Yes
<b>Section 4: Authorisation</b>	Yes
<b>Section 5: Attachments</b>	Yes