

**From:** [Infrastructure Portfolio](#)  
**To:** [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Casey Costello \(MIN\)](#); [Simon Watts \(MIN\)](#)  
**Cc:** [FTAreferrals](#)  
**Subject:** Invitation to comment on Fast-track referral application for the Warkworth Residential project under the Fast-track Approvals Act 2024 – FTAA-2511-1148  
**Date:** Tuesday, 16 December 2025 8:21:59 am  
**Attachments:** [Comments Form for Invited Ministers.docx](#)

---

To:

Minister for Economic Growth  
Minister for Regional Development  
Minister for the Environment  
Associate Minister of Housing  
Minister for Seniors  
Minister of Climate Change

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Warkworth RV Limited for referral of Warkworth Residential project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1148).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

### **Invitation to comment on referral application**

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, being 3 February 2026. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

### **Process**

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz).

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, [infrastructure.portfolio@parliament.govt.nz](mailto:infrastructure.portfolio@parliament.govt.nz).

Before the due date, if you have any queries about this email or need assistance with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz). Further information is available at <https://www.fasttrack.govt.nz/>.

### Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

### Project summary

<b>Project name</b>	Warkworth Residential
<b>Applicant</b>	Warkworth RV Limited
<b>Location</b>	Warkworth, Auckland
<b>Project description</b>	<p>The project is to construct and establish a residential and retirement village development with approximately 546 residential units on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region. The project includes:</p> <ul style="list-style-type: none"><li>a. three new lots, described as:<ul style="list-style-type: none"><li>i. Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings)</li><li>ii. Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces</li><li>iii. Lot 3: A residential block with approximately 54 larger residential sites.</li></ul></li><li>b. additional components, including:<ul style="list-style-type: none"><li>i. parking areas for the retirement village</li><li>ii. transport infrastructure upgrades including an urban upgrade of the frontage of Matakana Road (including new intersections for the proposed new roads, bus stops, footpaths, shared paths and internal local roads on the site)</li><li>iii. off-road walking and cycling path (and associated landscaping) to enable connections to the north and south</li><li>iv. three waters infrastructure associated with the development and interim servicing of the site (if required).</li></ul></li></ul>

Yours sincerely

Hon Chris Bishop  
**Minister for Infrastructure**

#### Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3  
Email: [c.bishop@ministers.govt.nz](mailto:c.bishop@ministers.govt.nz) Website: [www.Beehive.govt.nz](http://www.Beehive.govt.nz)  
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand



**Email disclaimer:**

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1148

Phil Wilson  
Chief Executive  
Auckland Council

s 9(2)(a)

Dear Phil

**Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Auckland Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a) [Redacted]

[fasttrack@aucklandcouncil.govt.nz](mailto:fasttrack@aucklandcouncil.govt.nz)

s 9(2)(a) [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

s 9(2)(a) [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

John Linstead  
Hako Tūpuna Trust

[hako@xtra.co.nz](mailto:hako@xtra.co.nz)

Tēnā koe John

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke.

Ilana Miller

**General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

James Palmer  
Chief Executive  
Ministry for the Environment

s 9(2)(a)

Dear James

**Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite MfE to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment  
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

[adminagencyftaa@mfe.govt.nz](mailto:adminagencyftaa@mfe.govt.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Boni Renata  
General Manager  
Ngaati Whanaunga Incorporated Society

s 9(2)(a)

Tēnā koe Boni

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a) [Redacted]  
[Redacted]

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Boni Renata  
General Manager  
Ngaati Whanaunga Ruunanga Trust

s 9(2)(a)

Tēnā koe Boni

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a) [redacted] -  
[redacted] -  
[redacted]

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Rewa Brown  
Chair  
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe Rewa

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

[admin@ngaitaitamaki.iwi.nz](mailto:admin@ngaitaitamaki.iwi.nz)

[kaitiaki@ngaitaitamaki.iwi.nz](mailto:kaitiaki@ngaitaitamaki.iwi.nz)

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Terrence Hohneck  
Ngati Manuhiri Settlement Trust

[info@ngatimanuhiri.iwi.nz](mailto:info@ngatimanuhiri.iwi.nz)

Tēnā koe Terrence

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

[kaitiaki@ngatimanuhiri.iwi.nz](mailto:kaitiaki@ngatimanuhiri.iwi.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Waati Ngamane  
Chair  
Ngāti Maru Rūnanga Trust

[office@ngatimaru.iwi.nz](mailto:office@ngatimaru.iwi.nz)

Tēnā koe Waati

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

John Hutton  
CEO  
Ngāti Pāoa Iwi Trust

[Ceo@paoa.co.nz](mailto:Ceo@paoa.co.nz)

Tēnā koe John

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a)   
[info@paoa.co.nz](mailto:info@paoa.co.nz)  
[chair@paoa.co.nz](mailto:chair@paoa.co.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Michelle Wilson  
Chief Executive  
Ngāti Tamaterā Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller

**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a) [REDACTED] -

[admin@tamatera.iwi.nz](mailto:admin@tamatera.iwi.nz)

[rma@tamatera.iwi.nz](mailto:rma@tamatera.iwi.nz)

[chair@tamatera.iwi.nz](mailto:chair@tamatera.iwi.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Josie Smith  
Chair  
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

[taiao@ngatiteata.iwi.nz](mailto:taiao@ngatiteata.iwi.nz)

s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Aperahama Edwards  
Ngātiwai Trust

[ngatiwai@ngatiwai.iwi.nz](mailto:ngatiwai@ngatiwai.iwi.nz)

Tēnā koe Aperahama

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Paul Majurey

Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke.

Ilana Miller

**General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Ashleigh McDonald  
Te Kawerau Iwi Settlement Trust

s 9(2)(a)

Tēnā koe Ashleigh

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

[admin@tekawerau.iwi.nz](mailto:admin@tekawerau.iwi.nz)

s 9(2)(a) [REDACTED]

[tiaki@tekawerau.iwi.nz](mailto:tiaki@tekawerau.iwi.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>

FTAA-2511-1148

Dame Naida Glavish  
Te Rūnanga o Ngāti Whātua

[runanga@ngatiwhatua.iwi.nz](mailto:runanga@ngatiwhatua.iwi.nz)

Tēnā koe Dame Naida

### **Invitation to provide written comments on an application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Warkworth RV Limited (the applicant) for referral of the Warkworth Residential Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

s 9(2)(a)



## Appendix A – Project summary details

Application number	FTAA-2511-1148
Project name	Warkworth Residential Development
Applicant name	Warkworth RV Limited
Project summary details	<p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none"><li>• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).</li><li>• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.</li><li>• Lot 3: A residential block with approximately 54 larger residential sites.</li></ul> <p>The project area is on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region.</p> <p>The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.</p>