

File ref: 26-BRF-02104 / FTAA-2603-1204

5 August 2026

Richard and Christine Didsbury (the applicant)

email: s 9(2)(a)

c/- Peter Hall

Peter Hall Planning Limited (the agent)

email: s 9(2)(a)

Dear Richard and Christine

Section 28 – Notice of Decisions on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (including reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares.

The project area is located at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region.

The project involves the following additional activities and infrastructure including:

- a. helicopter movements
- b. parking, access and manoeuvring areas
- c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure)
- d. vegetation removal and modification
- e. temporary construction activities including sediment control measures
- f. wastewater treatment and disposal, taking and use of water, and diversion and discharge of stormwater
- g. subdivision
- h. conversion of the existing dwelling and construction of a new dwelling.

The applicant seeks the following approvals via the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Act
- b. wildlife permits under the Wildlife Act 1953 as described in section 42(4)(h) of the Act
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act.

Statutory framework for referral applications

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

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- a. the Minister is satisfied that the project does not meet the criteria in section 22
- b. the Minister is satisfied that the project involves an ineligible activity
- c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is a development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. the project is a development project that would have significant regional benefits [section 22(1)(a)] because it:
 - i. will deliver significant economic benefits [section 22(2)(a)(iv)] by providing:
 1. an estimated 20,042–25,700 additional visitor nights per annum (of which 12,426–20,560 are international visitors)
 2. approximately \$19 million retained annual operational expenditure, \$177 million value added from operational expenditure (\$67 million direct)
 3. approximately \$148–227 million annual on-site international visitor expenditure when estimated at full capacity and \$104–364 million annual ancillary spending by international visitors
 4. approximately 185–190 direct jobs per year over the construction period and 243 total jobs per year of operation (of which 138 are direct on-site jobs)
 5. a greenfield equity foreign direct investment of approximately \$390-million (including \$25 million land costs) to attract international capital and high-spending international visitors to New Zealand.
 - b. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a more timely and cost-effective way than under normal processes because it precludes public and limited notification in an RMA context and enables multiple approval types under specific Acts to be considered under a singular process, and appeals under the Act are only to the High court and limited to points of law
 - c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess where multiple approvals are sought under the fast-track approvals process.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) of the Act.

Specified matters for accepted referral application

1. Richard and Christine Didsbury, who lodged the referral application, as the persons who are authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.
3. Under section to section 16(2)(c), the Minister has directed any panel considering a substantive application for the project is to comply with the applicable requirements identified in the section 18 Treaty settlements and obligations report when assessing and deciding the Wildlife Act 1953 approvals, to consider:

- i. how to comply with the consultation process in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement to its engagement with Ngāi Tai ki Tāmaki; and
- ii. whether to apply the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement to its engagement with other relevant Treaty settlement entities who are party to the Ngā Mana Whenua o Tāmaki Makaurau collective redress deed; and
- iii. how to apply the procedures in the Ngāti Manuhiri conservation protocol to inform its engagement with that iwi.

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, email: referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

If you have any queries about the substantive process, email: contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

General Manager – Investment Strategy and Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

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Section 28(1)(a)(i) – the applicant	Richard and Christine Didsbury
Section 28(1)(a)(ii) – anyone invited to comment on the application	
<i>Relevant local authorities</i>	Auckland Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Minister for Arts, Culture and Heritage
<i>Relevant administering agencies</i>	Department of Conservation Heritage New Zealand Pouhere Taonga
<i>Māori groups under section 17(d)</i>	– Te Rūnanga o Ngāti Whātua – Ngāti Manuhiri Settlement Trust – Te Kawerau Iwi Trust – Ngāi Tai ki Tāmaki Trust – Ngāti Pāoa Iwi Trust – Te Rūnanga o Ngāti Whātua – Ngāti Maru Rūnanga Trust – Ngāti Tamaterā Settlement Trust – Ngaati Whanaunga Incorporated Society – Ngāti Te Ata Claims Support Whānau Trust – Hako Tūpuna Trust – Ngātiwai Trust – Ngaati Whanaunga Ruunanga Trust – Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership – MAC-01-01-131 Iwi, whānau and hapū of Ngātiwai – MAC-01-02-003 – Ngāi Tai ki Tāmaki, CMT and PCR – MAC-01-01-073 / CIV-2017-485-398 – Ngāti Kawau and Te Waiariki / Ngāti Korora, CMT and PCR – MAC-01-02-005 / CIV-2017-404-569 – Ngāti Te Ata Waiohua, CMT and PCR – MAC-01-02-007 – Te Kawerau ā Maki, CMT and PCR – MAC-01-03-006 – Ngāti Maru, CMT and PCR – MAC-01-03-011 – Ngāti Tamaterā, CMT and PCR – MAC-01-01-105 / CIV-2017-485-515 – Reti whānau, CMT and PCR – MAC-01-01-023 Ihaia Paora Weka Tuwhera Gavalā Murray Mahinepua Reserve Trust Ngatirua Iti Ngati Muri Ngatirumahue Ngati Kawau Ngati Haiti Ngaitupango Nga Puhi Ngati Kahu Te Aupouri, CMT and PCR – MAC-01-01-050/ CIV-2017-404-537 Ngā Puhi Nui Tonu (Awataha Marae), CMT and PCR – MAC-01-01-058 Ngā Puhi Nui Tonu (Waitangi Marae), CMT and PCR – MAC-01-01-050 Ngapuhi nui tonu (Awataha Marae) – MAC-01-01-056 Ngā Puhi Nui Tonu (Te Kotahitangā Marae), CMT and PCR – MAC-01-01-079 / CIV-2017-404-545 Ngāti Manuhiri, CMT & PCR

	– MAC-01-01-091 Ngaati Whānaunga, PCR – MAC-01-01-125 Te Hikutu Whānau and Hapū, PCR – MAC-01-01-133 / CIV-2017-404-558 Te Kaunihera o Te Tai Tokerau, CMT and PCR – MAC-01-01-140 / CIV-2017-404-563 Te Rūnanga o Ngāti Whātua, CMT and PCR – MAC-01-01-085 / CIV-2017-485-276 Ngāti Rongo o Mahurangi, CMT and PCR – MAC-01-03-001 Hauraki Māori Trust Board, CMT and PCR – MAC-01-01-080 / CIV-2017-485-378 Ngāti Maraeariki and Ngāti Rongo and Hapū, CMT and PCR – CIV-2017-404-567 Te Taou (Waitematā), CMT and PCR
<i>Any other persons under section 17(5)</i>	Minister for Economic Growth Minister for Tourism and Hospitality Minister for Auckland

Section 28(2) – other parties for an accepted referral application

<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	No additional administering agencies have been identified beyond those listed above.

