

From: [Michael Campbell](#)
To: fasttrack@aucklandcouncil.govt.nz
Cc: [Ila Daniels](#)
Subject: Notice of proposed application for referral of the Tuakiri Dairy Flat residential project under the Fast-track Approvals Act 2024
Date: Wednesday, 22 April 2026 3:46:23 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Section 11 Notice Letter - Auckland Council.pdf](#)
[Attachment A - Tuakiri Dairy Flat Masterplan.pdf](#)
[Attachment B - Infrastructure Memorandum.pdf](#)
[Attachment C - Transport Memorandum.pdf](#)
[Attachment D - Ecology Memorandum.pdf](#)
[Attachment E - Economic Impact Assessment.pdf](#)

[Report This Email](#)

Kia ora,

Please refer to the **attached** which has been sent to you in accordance with Section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA).

The applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Kind regards | Ngā mihi nui

[Michael Campbell](#) | Director | BREP (Hons) | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

s 9(2)(a) | **s 9(2)(a)** | **s 9(2)(a)** | **s 9(2)(a)** | www.campbellbrown.co.nz



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- a) Community,
- b) Affordability,
- c) Environmental Quality,
- d) Diversity,
- e) Place Authenticity, and
- f) Identity.

It is considered that the Project meets the criteria in section 22 of the FTAA and it is appropriate for the Project to be referred to the fast-track approvals process under section 26(2)(a) of the FTAA. In particular, it is considered that the Project:

- a. would have significant regional or national benefits, including because it will:
 - i. increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020); and
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The following information is provided in relation to this notice:

- Tuakiri Dairy Flat Masterplan (Isthmus Group)
- Transport Memorandum (Traffic Planning Consultants)
- Ecological Memorandum (Viridis)
- Proposed Site Services Memorandum (Maven)
- Economic Memorandum (Property Economics)

In accordance with section 11(1)(c) of the FTAA, please provide any response to this notice within 20 working days of today's date, or by 22 May 2026.

Notwithstanding the notification timeframe provide in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Please to not hesitate to call (020 4091 6580) or email me at ryan@tuakiriproperty.co.nz to discuss.

Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Watercare Services Ltd
planchanges@water.co.nz; developments@water.co.nz

To whom it may concern,

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In accordance with section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA), this letter serves as notice of Tuakiri Property Limited's intention to lodge an application for referral of the Tuakiri Dairy Flat residential project (Project) under the FTAA.

The Project is to subdivide, construct and operate a residential village development over approximately 82.7 hectares of land located between Horseshoe Bush Road and Kahikatea Flat Road in Dairy Flat, Auckland (Site) comprising approximately 1,100 - 1,200 residential units, a village centre (with a Gross Floor Area of approximately 1,200m²) and approximately 19 hectares of open space. The Project includes all associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities."

The Tuakiri Dairy Flat Masterplan (attached) establishes a clear, place-led framework for the establishment of the Project.

Located west of Dairy Flat, the Site is zoned Rural Production and sits alongside Future Urban zoned land under the Auckland Unitary Plan. Its proximity to Dairy Flat Road, which is identified for upgrade to an urban arterial through the Auckland Transport and NZTA-led Supporting Growth Programme (Te Tupu Ngātahi) positions the Site well to respond to future change in the area. There are also synergies in its location adjacent to the Auckland Surf Park project that is currently under development.

The Masterplan is structured around a set of key moves and overarching principles, informed by the Site's context, its landscape attributes, connections, and the ambition to create a well-connected and cohesive neighbourhood that provides housing choice to support the growing business land in the wider Dairy Flat and Silverdale area. At a strategic level, the key moves establish a clear spatial structure for the Site, shaping how development, open space, and movement align to form a coherent and legible neighbourhood. They respond to the opportunities and constraints of the site, balancing environmental, social, and functional considerations to create a place that is both connected and distinctive.

These moves form a robust scaffold for development, expressed through six interrelated principles:



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Cc: [Ila Daniels](#)
Subject: Notice of proposed application for referral of the Tuakiri Dairy Flat residential project under the Fast-track Approvals Act 2024
Date: Wednesday, 22 April 2026 5:01:13 pm
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[image003.png](#)
[image004.png](#)
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Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Te Kawerau a Maki
tiaki@tekawerau.iwi.nz

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Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Ngati Paoa

s 9(2)(a)

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Please do not hesitate to call s 9(2)(a) or email me at s 9(2)(a) to discuss.

Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Te Akitai Waiohū
kaitiaki@teakitai.com

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To: tokitaia@ngatiwhatuorakei.com
Cc: [Ila Daniels](#)
Subject: Notice of proposed application for referral of the Tuakiri Dairy Flat residential project under the Fast-track Approvals Act 2024
Date: Wednesday, 22 April 2025 4:05:10 pm
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taiaoadmin@ngatiwai.iwi.nz

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s 9(2)(a)

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- a) Community,
- b) Affordability,
- c) Environmental Quality,
- d) Diversity,
- e) Place Authenticity, and
- f) Identity.

It is considered that the Project meets the criteria in section 22 of the FTAA and it is appropriate for the Project to be referred to the fast-track approvals process under section 26(2)(a) of the FTAA. In particular, it is considered that the Project:

- a. would have significant regional or national benefits, including because it will:
 - i. increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020); and
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The following information is provided in relation to this notice:

- Tuakiri Dairy Flat Masterplan (Isthmus Group)
- Transport Memorandum (Traffic Planning Consultants)
- Ecological Memorandum (Viridis)
- Proposed Site Services Memorandum (Maven)
- Economic Memorandum (Property Economics)

In accordance with section 11(1)(c) of the FTAA, please provide any response to this notice within 20 working days of today's date, or by 22 May 2026.

Notwithstanding the notification timeframe provide in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Please do not hesitate to call s 9(2)(a) or email me at s 9(2)(a) to discuss.

Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Ngai Tai ki Tamaki
kaitiaki@ngaitaitamaki.iwi.nz

To whom it may concern,

Notice of proposed application for referral of the Tuakiri Dairy Flat residential project under the Fast-track Approvals Act 2024

In accordance with section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA), this letter serves as notice of Tuakiri Property Limited's intention to lodge an application for referral of the Tuakiri Dairy Flat residential project (Project) under the FTAA.

The Project is to subdivide, construct and operate a residential village development over approximately 82.7 hectares of land located between Horseshoe Bush Road and Kahikatea Flat Road in Dairy Flat, Auckland (Site) comprising approximately 1,100 - 1,200 residential units, a village centre (with a Gross Floor Area of approximately 1,200m²) and approximately 19 hectares of open space. The Project includes all associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities."

The Tuakiri Dairy Flat Masterplan (attached) establishes a clear, place-led framework for the establishment of the Project.

Located west of Dairy Flat, the Site is zoned Rural Production and sits alongside Future Urban zoned land under the Auckland Unitary Plan. Its proximity to Dairy Flat Road, which is identified for upgrade to an urban arterial through the Auckland Transport and NZTA-led Supporting Growth Programme (Te Tupu Ngātahi) positions the Site well to respond to future change in the area. There are also synergies in its location adjacent to the Auckland Surf Park project that is currently under development.

The Masterplan is structured around a set of key moves and overarching principles, informed by the Site's context, its landscape attributes, connections, and the ambition to create a well-connected and cohesive neighbourhood that provides housing choice to support the growing business land in the wider Dairy Flat and Silverdale area. At a strategic level, the key moves establish a clear spatial structure for the Site, shaping how development, open space, and movement align to form a coherent and legible neighbourhood. They respond to the opportunities and constraints of the site, balancing environmental, social, and functional considerations to create a place that is both connected and distinctive.

These moves form a robust scaffold for development, expressed through six interrelated principles:



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Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Ngāti Tamatera
admin@tamatera.iwi.nz

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From: [Michael Campbell](#)
To: FastTrackApplicationEnquiries@doc.govt.nz
Cc: [Ila Daniels](#)
Subject: Notice of proposed application for referral of the Tuakiri Dairy Flat residential project under the Fast-track Approvals Act 2024
Date: Wednesday, 22 April 2025 4:14:47 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Section 11 Notice Letter - Department of Conservation.pdf](#)
[Attachment A - Tuakiri Dairy Flat Masterplan.pdf](#)
[Attachment B - Infrastructure Memorandum.pdf](#)
[Attachment C - Transport Memorandum.pdf](#)
[Attachment D - Ecology Memorandum.pdf](#)
[Attachment E - Economic Impact Assessment.pdf](#)

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Kia ora,

Please refer to the **attached** which has been sent to you in accordance with Section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA).

The applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Kind regards | Ngā mihi nui

[Michael Campbell](#) | Director | BREP (Hons) | MNZPI

Campbell Brown Planning Limited
Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

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Ngā mihi nui,



Ryan Matthews
Managing Director



22 April 2026

Heritage New Zealand Pouhere Taonga
fasttrack@heritage.org.nz

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