

FTAA-2511-1132

3 March 2026

Nathan Sanderson
C/o Bloxam, Burnett and Olliver Limited
Matakana Country Club Limited

email: s 9(2)(a)

Dear Nathan

Notice of Decisions on application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Matakana Country Club Limited for referral of the Matakana Country Club project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to develop and operate a retirement village over 73 hectares of rural land at 120 Tongue Farm Road, Matakana, approximately 1 kilometer from Matakana Village, in the Auckland region.

The project comprises:

- 208 independent living units
- a 30-bed care facility
- communal and recreational amenities, including a clubhouse, café/restaurant, health spa, art centre, workshop, and open space network.
- approximately 25 hectares of native wetland, and riparian planting.

The project will require the proposed approvals:

- resource consents under the Resource Management Act 1991
- an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is 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-

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effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process..

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or 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.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) (s22(2)(a)(iii)) by:
 - (i) increasing the supply of housing and address housing needs with approximately 208 residential units and 30 bed-care units
- (b) will deliver significant economic benefits (s22(2)(a)(ix)) by:
 - (i) delivering an estimated regional economic output of \$425–\$509 million Net Present Value
 - (i) providing approximately 3,476 Full Time Equivalent (FTE) job-years over six years with 1,320 direct and 2,156 indirect/induced jobs.
 - (ii) providing peak employment of approximately 810 FTEs, with additional operational jobs expected.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

In relation to a substantive application for the project:

1. The following person who lodged the referral application is the person authorised to lodge a substantive application for the project (s27(2)): Matakana Country Club Limited.
2. The deadline for lodging the application under section 28(3)(d)(ii) is two years from the date of issue of this letter.

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Antonia Croft - or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Max Gander-Cooper

Acting Manager - Fast-track Operations

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Matakana Country Club Limited

any person invited to comment (s17(1):

- relevant local authorities: Auckland Council
- the Minister for the Environment and the Associate Minister of Housing, the Minister for Seniors, the Minister for Arts, Culture and Heritage, the Minister of Conservation, the Minister of Economic Growth and the Minister for Regional Development
- relevant administering agencies – Heritage New Zealand Pouhere Taonga
- Māori groups identified in the list provided to the Minister –
 - Te Rūnanga o Ngāti Whātua
 - Ngāti Manuhiri Settlement Trust
 - Te Kawerau Iwi Trust
 - Ngāi Tai ki Tāmaki Trust
 - Ngāti Pāoa Iwi Trust
 - 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-01-03-011: Ngāti Tamatera
- MAC-01-03-001: Hauraki Maori Trust Board
- MAC-01-01-085 / CIV-2017-485-276: Ngāti Rongo o Mahurangi
- MAC-01-02-007: Te Kawerau a Maki
- MAC-01-02-005 / CIV-2017-404-569: Ngāti Te Ata
- MAC-01-02-003 / CIV-2017-404-564: Ngāi Tai ki Tāmaki
- MAC-01-01-140 / CIV-2017-404-563: Te Rūnanga o Ngāti Whātua
- MAC-01-01-133 / CIV-2017-404-558: Ngāitawake Te Kaunihera o Te Tai Tokerau
- MAC-01-01-125 / CIV-2017-404-570: Te Hikutu Whānau and Hapū (PCR)
- MAC-01-01-105 / CIV-2017-485-515: Reti Whānau
- MAC-01-01-091: Ngāati Whānaunga (PCR)
- MAC-01-01-079 / CIV-2017-404-545: Ngāti Manuhiri
- MAC-01-01-056: Ngā Puhī Nui Tonu (Te Kotahitanga Ngā Marae)
- MAC-01-01-131 / CIV-2017-485-283: Iwi, whānau and hapū of Ngātiwai
- MAC-01-03-006: Ngāti Maru
- MAC-01-01-058: Ngā Puhī Nui Tonu (Waitangi Marae)
- MAC-01-01-050 / CIV-2017-404-537: Ngā Puhī Nui Tonu (Awataha Marae)
- MAC-01-01-023: Ihaia Paora Weka Tuwhera Gavalā Murray Mahinepua Reserve Trust / Ngāti Rua Iti / Ngāti Muri / Ngāti Ruamahue / Ngāti Kawau / Ngāti Haiti / Ngāi Tupango / Ngā Puhī / Ngāti Kahu / Te Aupōuri
- MAC-01-01-073 / CIV-2017-485-398: Ngāti Kawau and Te Waiariki Korora
- CIV-2017-404-567: Te Taou (Waitematā)
- CIV-2017-485-378 / MAC-01-01-080: Ngāti Maraeariki and Ngāti Rongo and Hapū
- CIV-2017-404-537 / MAC-01-01-050: Ngā Puhī nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

- the Panel Convener (including all the related information received by the Minister)
- the EPA (including all the related information received by the Minister)
- the relevant administering agencies –Heritage New Zealand Pouhere Taonga.