

File ref: 26-BRF-01860 / FTAA-2605-1234

28 July 2026

Paul Croft
Rippon Holdings Limited and Rippon Investments Limited (the applicant)
Email: s 9(2)(a)

c/- Sarah Eveleigh
Anderson Lloyd (the agent)
Email: s 9(2)(a)

Dear Paul

Section 28 – Notice of Decisions on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project seeks subdivision and land use consents for a master-planned community development across approximately 70 hectares on the north-western edge of Cromwell, in the Central Otago District.

The project includes:

- a. staged subdivision of land and development of approximately 755 residential lots at a range of densities
- b. subdivision to enable approximately 5 hectares of light industrial commercial land
- c. subdivision to enable approximately 3 hectares of retail and mixed-use commercial land
- d. an interconnected network of landscaped parks and green corridors, network upgrades and connections to three waters servicing
- e. associated bulk earthworks, access arrangements and supporting infrastructure including local transport connections.

The project will require the proposed approvals under the fast-track approvals process:

- a. resource consents under the Resource Management Act 1991
- b. approvals under the Wildlife Act 1953.

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:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- 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 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.

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

- a. it is a development project that would have significant regional benefits [section 22(1)(a)] because:
 - i. it will increase the supply of housing and address housing needs [section 22(2)(a)(iii)] by providing approximately 755 residential lots at a range of densities, increasing housing supply and addressing housing needs in the Otago Region as a high-growth area
 - ii. it will deliver significant economic benefits [section 22(2)(a)(iv)] by providing approximately 316 full-time equivalent (FTE) jobs over an 8-year development period, approximately \$216 million in wages and salaries and an estimated \$365 million contribution to Gross Domestic Product (GDP), and increased market responsiveness and competition
- b. referring the project would facilitate its delivery [section 22(1)(b)(i)] by enabling it to be processed in a more timely and cost-effective way than under normal processes, because the project would otherwise require a non-complying resource consent

application process with an increased likelihood of notification, hearings and appeals, resulting in increased time and cost

- 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 well advanced by an experienced developer and has been informed by extensive technical assessments, enabling the application to be progressed efficiently.

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. Rippon Holdings Limited and Rippon Investments Limited, 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. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53:
 - a. NZ Transport Agency Waka Kotahi
 - b. Aurora Energy Limited.

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, please email referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis.

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

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

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

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Section 28(1)(a) – The applicant	Rippon Holdings Limited and Rippon Investments Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Central Otago District Council Otago Regional Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Associate Minister of Housing
<i>Relevant administering agencies</i>	Department of Conservation
<i>The Māori groups under s17(d)</i>	Aukaha Hokonui Rūnanga Kāti Huirapa Rūnaka ki Puketeraki Te Ao Mārama Incorporated Te Rūnanga o Awarua Te Rūnanga o Moeraki Te Rūnanga o Ngāi Tahu Te Rūnanga o Ōraka-Aparima Te Rūnanga o Ōtākou Waihōpai Rūnaka
<i>Any other persons under s17(5)</i>	Chief Executive of NZ Transport Agency Waka Kotahi Chief Executive of Aurora Energy Limited Minister for Regional Development Minister for Economic Growth
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>	As identified above.