From:	Infrastructure Portfolio
To:	Nicola Willis (MIN); Nicola Grigg (MIN); Tama Potaka (MIN); Casey Costello (MIN)
Cc:	FTAreferrals
Subject:	Invitation to comment on Fast-track referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024 – FTAA-2606-1247
Date:	Monday, 6 July 2026 11:04:27 am
Attachments:	Comments Form for Invited Ministers.docx

To:

- Minister for Economic Growth
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associate Minister of Housing
- Minister for Seniors

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 132 Whangapouri Drury Limited for referral of Whangapouri Road project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA- 2606-1247).

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 **15 working days** of receipt of this email, being **28 July 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. 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.

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.

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. 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

Project name	Whangapouri Road
Applicant	132 Whangapouri Drury Limited
Location	Drury, Auckland
Project description	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road. The project consists of three main components: 1. residential development - with a total of approximately 1,050 to 1,150 dwellings comprising: i. approximately 850–950 dwelling lots (82%) between 300–500 m^2, with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and ii. approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village 2. a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace 3. associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development)

Kind regards,

Office of Hon Chris Bishop
Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

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

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Phil Wilson
Chief Executive Officer
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

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.

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, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, 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. *Relevant to regional councils only: 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.

In addition, under section 17(3)(b), Auckland Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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* and include the name of the lead contact – Antonia Croft. For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)
fasttrack@aucklandcouncil.govt.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m^2, with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Mike Tully
Acting Director-General of Conservation
Department of Conservation

Dear Mike

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59 PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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 invite written comments on a referral application from the relevant administering agencies). I invite Department of Conservation as the administering agency for the Wildlife Act 1953 and the Freshwater Fisheries Regulations 1983 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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* and include the name of the lead contact – Antonia Croft.

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

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)
[redacted]
[redacted]
fast-track@doc.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m^2, with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Brett Gliddon
Chief Executive Officer
NZ transport Agency

s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an "any other person" for the purposes of this section, as the applicant identifies that the project will rely on and interact with the state highway network, including upgrades and improvements to State Highway 22 and associated transport infrastructure.

We are particularly interested in the timing of the State Highway 22 and associated transport infrastructure upgrades, as referred to in the application material, and any specific impact that might have for the project being considered under the Act.

Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in Section 22 of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc: EnvironmentalPlanning@nzta.govt.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

John Linstead
Hako Tūpuna Trust
Email: hako@xtra.co.nz

Tēnā koe John

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Peter Reidy
Chief Executive
Kiwi Rail

s 9(2)(a)

Dear Peter

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. The Chief Executive of Kiwi Rail has been identified as an "any other person" for the purposes of this section, as the applicant identifies that the project will be served by rail infrastructure and services within the wider Drury growth area, including the proposed Ngākōroa rail station and associated rail network improvements. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in Section 22 of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Jada MacFie
Chief Executive Officer
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe Jada

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: admin@ngaitaitamaki.iwi.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Kiwi Johnson
Ngāti Koheriki Claims Committee

s 9(2)(a)

Tēnā koe Kiwi

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Waati Ngaman
Chair
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Blair Anderson
Ngāti Pāoa Iwi Trust

s 9(2)(a)

Tēnā koe Blair

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)
info@paoa.co.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m^2, with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Karleen Puriri
Chief Executive Officer
Ngāti Tamaoho Settlement Trust

s 9(2)(a)

Tēnā koe Karleen

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

info@tamaoho.maori.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Michelle Wilson
Chief Executive
Ngāti Tamaterā Treaty Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)
Admin@tamatera.iwi.nz
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Josie Smith
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Paul Majurey
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Kowhai Olsen
Te Ahiwaru Waiohua

s 9(2)(a)

Tēnā koe Kowhai

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Nigel Denny Snr
Chair
Te Ākitai Waiohua Waka Taua Inc

Akitai.waka.taua@gmail.com

Tēnā koe Nigel

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Parekawhia McLean
Chair
Te Whakakitenga o Waikato Incorporated

secretariat@tainui.co.nz

Tēnā koe Parekawhia

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Paul Majurey
Chair
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **[DATE], 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

6 July 2026

FTAA-2606-1247

Karen Wilson
Chair
Te Ākitai Waiohua Settlement Trust

tawst@teakitai.com

Tēnā koe Karen

Invitation to provide written comments on the referral application for the Whangapouri Road project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 28 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from 132 Whangapouri Drury Limited (the applicant) for the Whangapouri Road project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: Applying for a contribution fee payment.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 and include the name of the lead contact – Antonia Croft.

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

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1247
Project name	Whangapouri Road
Applicant name	132 Whangapouri Drury Limited
Project summary details	The project is for a residential development of approximately 99.58 hectares on the northern side of SH22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region. The project consists of three main components: • residential development - with a total of approximately 1,050 to 1,150 dwellings made up of: – approximately 850–950 dwellings (or 82%) on lots between 300–500 m², with a smaller proportion of higher-density and larger lots; final yield and mix subject to change through detailed design, and – approximately 200 retirement village dwellings set within a total 11.9-hectare retirement village • a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities, including approximately 0.7 hectares of commercial floorspace; and • associated infrastructure - including transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development) The project will require the proposed approvals: • consents under the Resource Management Act 1991 • permits under the Wildlife Act 1953 The project may also require approval or dispensation under regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a potential complex freshwater fisheries activity. This has not been confirmed and is subject to further detailed design and assessment.