

**File ref:** FTAA-2511-1148 / BRF-00440

3 March 2026

Jeremy Quiding  
Warkworth RV Limited  
Email: s 9(2)(a)

c/- Alana Wouters  
Russell McVeagh  
Email: s 9(2)(a)

Dear Jeremy

**Notice of Decisions on application for referral of the Warkworth Residential Development project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from Warkworth RV Limited for referral of the Warkworth Residential Development 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 description is to construct and establish a residential and retirement village development with approximately 550 residential units on 54 hectares of land at 286A–286D Matakana Road in Warkworth within the Auckland region. The project includes:

- a. boundary adjustment of four existing lots to create three new lots described as:
  - i. Lot 1: A residential block which will be further subdivided into approximately 268 residential lots including four superlots (which will accommodate approximately 30 dwellings), to enable approximately 298 dwellings
  - ii. Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces
  - iii. Lot 3: A residential block which will be further subdivided into approximately 54 larger residential lots
- b. additional components, including:
  - i. parking areas for the retirement village
  - ii. transport infrastructure upgrades including an urban upgrade of the frontage of Matakana Road (including new intersections for the proposed new roads, bus stops, footpaths, shared paths and internal local roads on the site)
  - iii. off-road walking and cycling path (and associated landscaping) to enable connections to the north and south
  - iv. three waters infrastructure associated with the development and interim servicing of the site (if required).

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

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment  
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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.

### **Decision on referral application**

The Minister has decided to accept the referral application for the whole project and 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 by:
  - (i) providing approximately 550 additional dwellings.

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

### **Specified matters for accepted referral application**

Warkworth RV Limited who lodged the referral application are specified as the person(s) authorised to lodge a substantive application for the project under section 27(2).

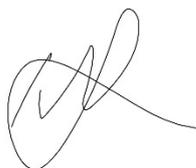
In relation to a substantive application for the project:

1. A deadline for lodging the application applies under section 28(3)(d)(ii) is two years from the date of issue of this letter.
2. The following information must be submitted with the application lodged for the project – s27(3)(b)(ii):
  - a. an assessment of the relevant infrastructure for wastewater and water services that:
    - i. identifies the existing condition and capacity of that infrastructure; and
    - ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and development; and
    - iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
    - iv. provides details of ongoing ownership and maintenance responsibilities; and

- v. contains information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the relevant infrastructure (including discussions and agreements about the matters referred to in subparagraphs (1) to (4)).

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Max Gander-Cooper

**Acting Manager, Fast-track Operations**

**Cc: Written notice of decisions – s28(1) for accepted projects**

Section 28(1)(a) – The applicant	Warkworth RV Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Auckland Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Ministers for Seniors Associate Minister of Housing
<i>Relevant administering agencies</i>	Ministry for the Environment
<i>The Māori groups under s17(d)</i>	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
<b>cc: Written notice where the Minister accepts the application and refers the project – s28(2)</b>	
<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.