

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Judith Collins \(MIN\)](#); [Tama Potaka \(MIN\)](#); [James Meager \(MIN\)](#); [Erica Stanford \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Waimauku West project under the Fast-track Approvals Act 2024 – FTAA-2511-1134
Date: Monday, 8 December 2025 1:33:42 pm

To:

Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister of Defence
Associate Minister of Housing
Associate Minister of Transport
Minister of Conservation
Minister of Education

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 Halberd Holdings Limited for referral of Waimauku West project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1134).

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 **20 working days** of receipt of this email, being 26 January 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	Waimauku West
Applicant	Halberd Holdings Limited
Location	Waimauku, Auckland
Project description	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region. The North Island Main Trunk (NIMT), the principal railway line in the North Island, passes directly through the project area as depicted in the project location image above. The project will be mainly located in the southern section of the site, positioned south of the NIMT. The project involves:</p> <ol style="list-style-type: none">a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesa neighbourhood centrea light industrial area of approximately 8.2 hectarestwo indicative school sitesa green network that integrates existing ecological features, stormwater management, and public open spacessupporting infrastructure, including:<ul style="list-style-type: none">private stormwater systemsa private water supply solutiontwo wastewater disposal options: connection to the public network connection, or onsite treatment and disposal.

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | 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

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1134

Phil Wilson
Chief Executive Officer
Auckland Council

Email: s 9(2)(a)

Dear Phil,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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)(a) of the Act, I invite Auckland Council (including Watercare Services Limited and Auckland Transport) to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), 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. 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.

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

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. 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 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.

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 – Ashley Sycamore. 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



Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc General Inbox - s 9(2)(a) [redacted]
 Dean Williams - s 9(2)(a) [redacted]
 Russell Butchers - s 9(2)(a) [redacted]
 Doug Fletcher - s 9(2)(a) [redacted]
 Adonica Giborees - s 9(2)(a) [redacted]
 Carly Hinde - s 9(2)(a) [redacted]
 Fennel Mason - s 9(2)(a) [redacted]
 Joe Wilson - s 9(2)(a) [redacted]
 Petra Burns - s 9(2)(a) [redacted]

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Penny Nelson
Director-General of Conservation
Department of Conservation

Email: s 9(2)(a)

Dear Penny,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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 seek comments on a referral application from the relevant administering agencies). I invite Department of Conservation to provide written comments on the referral application as the administering agency for approvals under the Wildlife Act 1953.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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

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project, any comments received may assist in determining the information that must be submitted with the substantive application.

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.

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 – Ashley Sycamore.

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

- cc Jenni Fitzgeralds s 9(2)(a)
- Graeme Silver s 9(2)(a)
- Grace Masterton s 9(2)(a)
- Marie Payne - s 9(2)(a)
- Amelia Wilkinson - s 9(2)(a)
- Asher Cook - s 9(2)(a)
- Gen Hewett - s 9(2)(a)
- Doc Fast-track email - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Peter Reidy
Chief Executive
KiwiRail Holdings Limited

Email: s 9(2)(a)

Dear Peter,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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” under this section, as the project area includes Designation 6300 (North Railway Line), for which KiwiRail Holdings Limited is the requiring authority. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. 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 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.

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 – Ashley Sycamore.

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

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke extending to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Michelle Grinlinton-Hancock - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

James Palmer
Chief Executive Officer
Ministry for the Environment

Email: s 9(2)(a)

Dear James,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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 seek comments on a referral application from the relevant administering agencies). I invite Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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

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project, any comments received may assist in determining the information that must be submitted with the substantive application.

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.

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 – Ashiley Sycamore.

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

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke extending to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Macaela Flanagan - adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Tony Davies
Chief of Defence Force
New Zealand Defence Force

Email: s 9(2)(a)

Dear Tony,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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” under this section, as the project area includes Designation Number 4311 (Whenuapai Airfield Approach and Departure Path Protection). Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. 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 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.

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 – Ashley Sycamore.

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

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line that tapers to a point on the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Dame Naida Glavish
Ngā Maunga Whakahii o Kaipara Development Trust

Email: admin@kaiparamoana.com

Tēnā koe Naida,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Savana Steele - s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Terrence Hohneck
Ngati Manuhiri Settlement Trust

Email: info@ngatimanuhiri.iwi.nz

Tēnā koe Terrence,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Manuhiri Kaitiaki Charitable Trust - kaitiaki@ngatimanuhiri.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

Email: office@ngatimaru.iwi.nz

Tēnā koe Waati,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densities b. a neighbourhood centre c. a light industrial area of approximately 8.2 hectares d. two indicative school sites e. a green network that integrates existing ecological features, stormwater management, and public open spaces f. supporting infrastructure, including: <ul style="list-style-type: none"> – private stormwater systems – a private water supply solution – two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity) b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Karleen Puriri
Chief Executive Officer
Ngāti Tamaoho Settlement Trust

Email: s 9(2)(a)

Tēnā koe Karleen,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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.

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Edith Tuhimata - s 9(2)(a) [REDACTED]
Huaruru Rae - s 9(2)(a) [REDACTED]
Tori Ngataki - info@tamaoho.maori.nz

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Josie Smith
Chair
Ngāti Te Ata Claims Support Whānau Trust

Emails 9(2)(a)

Tēnā koe Josie,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

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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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Robert Ketu - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Claire Adams
Ngāti Whātua Ōrākei Trust

Email: s 9(2)(a)

Tēnā koe Claire,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Lisa ~~s 9(2)(a)~~
Claire Rorke ~~s 9(2)(a)~~

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Aperahama Edwards
Ngātiwai Trust

Email: ngatiwai@ngatiwai.iwi.nz

Tēnā koe Aperahama,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Tania McPherson- marino@ngatiwai.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency Waka Kotahi

Email: s 9(2)(a)

Dear Brett,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. 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” under this section, as the project involves a new access onto State Highway 16, which could impact Designation 6766 for which NZTA is the requiring authority. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. 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 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.

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 – Ashiley Sycamore.

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

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large, stylized initial 'I'.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Waka Kotahi - EnvironmentalPlanning@nzta.govt.nz
Nicola Foran - s 9(2)(a) [REDACTED]
Lauren Barnett - s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Nigel Denny
Te Akitai Waiohua Settlement Trust

Email: s 9(2)(a)

Tēnā koe Nigel,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Jeff Lee - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Nigel Denny
Chair
Te Ākitai Waiohua Waka Taua Inc

Email: Akitai.waka.taua@gmail.com

Tēnā koe Nigel,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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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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

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densities b. a neighbourhood centre c. a light industrial area of approximately 8.2 hectares d. two indicative school sites e. a green network that integrates existing ecological features, stormwater management, and public open spaces f. supporting infrastructure, including: <ul style="list-style-type: none"> – private stormwater systems – a private water supply solution – two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity) b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Ashleigh McDonald
Te Kawerau Iwi Settlement Trust

Email: s 9(2)(a)

Tēnā koe Ashleigh,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Admin - admin@tekawerau.iwi.nz
Edward Ashby - s 9(2)(a) [REDACTED]
Te Warena Taua - tiaki@tekawerau.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none">a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densitiesb. a neighbourhood centrec. a light industrial area of approximately 8.2 hectaresd. two indicative school sitese. a green network that integrates existing ecological features, stormwater management, and public open spacesf. supporting infrastructure, including:<ul style="list-style-type: none">– private stormwater systems– a private water supply solution– two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none">a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity)b. wildlife approval under the Wildlife Act 1953.

FTAA-2511-1134

Dame Naida Glavish
Te Rūnanga o Ngāti Whātua

Email: runanga@ngatiwhatua.iwi.nz

Tēnā koe Naida,

Invitation to provide written comments on an application for referral of the Waimauku West project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Halberd Holdings Limited (the applicant) for referral of the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Ashley Sycamore.

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Alan Riwaka - s 9(2)(a)

Ihapera Paniora - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1134
Project name	Waimauku West
Applicant name	Halberd Holdings Limited
Project summary details	<p>The project is to construct and establish an urban development across approximately 196 hectares of rural land located at 1080 State Highway 16, Waimauku, within the Auckland Region.</p> <p>The project involves:</p> <ol style="list-style-type: none"> a. a residential development comprising approximately 1,500–2,020 dwellings, with a range of densities b. a neighbourhood centre c. a light industrial area of approximately 8.2 hectares d. two indicative school sites e. a green network that integrates existing ecological features, stormwater management, and public open spaces f. supporting infrastructure, including: <ul style="list-style-type: none"> – private stormwater systems – a private water supply solution – two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal. <p>The project will require the proposed approvals under specified Acts:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 (potentially including a prohibited activity) b. wildlife approval under the Wildlife Act 1953.