

File ref: BRF-00359 / FTAA-2511-1134

3 March 2026

Ian Humphrey
Halberd Holdings Limited (the applicant)
Email: s 9(2)(a)

c/- Rebecca Sanders
Barker & Associates Limited (the agent)
Email: s 9(2)(a)

Dear Ian

Section 28 – Notice of Decisions on the referral application for the Waimauku West project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Halberd Holdings Limited (the applicant) for the Waimauku West project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project is to construct and establish an urban development in the Auckland region and involves:

- 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
- d. two indicative school sites
- e. a green network that integrates existing ecological features, stormwater management, and public open spaces
- f. supporting infrastructure, including:
 - private stormwater systems
 - a private water supply solution
 - two wastewater disposal options: connection to the public network connection, or onsite treatment and disposal.

The project will require the proposed approvals under specified Acts:

- a. resource consents under the Resource Management Act 1991 (RMA), potentially including a prohibited activity under regulation 53 of the National Environmental Standards for Freshwater (NES-F) for earthworks in proximity to a natural inland wetland (the prohibited activity is to be confirmed by the applicant at the substantive stage following further technical assessments).
- b. wildlife approval under the Wildlife Act 1953.

The project area is approximately 196 hectares of rural land at 1080 State Highway 16, Waimauku, Auckland, primarily located south of the North Auckland Railway Line. The project area is accessed via multiple points along State Highway 16.

The North Island Main Trunk (NIMT), the principal railway line in the North Island, passes directly through the project area. The project will be mainly located in the southern section of the wider site, positioned south of the NIMT. The project area could also extend into part of the wider site (an area of approximately 796 hectares in total), north of the NIMT, as the wastewater disposal may need to occur on the balance of the site.

Statutory framework for referral applications

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

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

- a. the project for a large-scale urban development is a **development project** that would have **significant regional benefits** in the Auckland region [s22(1)(a)] because it:
 - i. will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment [s22(2)(a)(iii)] as it:
 - will deliver a significant increase in housing supply in the Rodney ward area and the Auckland region including approximately 1,500–2,020 dwellings, with a range of densities that respond to local demand
 - includes a neighbourhood centre, indicative school sites, public open spaces, and a light industrial centre which will provide for the social, educational, economic, and recreational needs of future residents
 - ii. will deliver significant economic benefits in the region [s22(2)(a)(iv)] as it will generate a one-off increase in gross domestic product (GDP) of approximately \$650 million. This includes the provision of full-time equivalent work for 305 people over a 15-year development period, generating over \$385 million in household incomes, thereby contributing to sustained employment and economic activity in the region
- b. 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 [s22(1)(b)(i)] because:
 - i. the project may involve a prohibited activity under the National Environmental Standards for Freshwater, which would preclude it from progressing through the standard RMA consenting pathway – prohibited activities may be considered through the fast-track approvals process
 - ii. appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
 - iii. the Act precludes public and limited notification.
- c. referring the project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)] because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess under the RMA.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) or (5) of the Act.

Specified matters for an accepted referral application

1. Halberd Holdings Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.

2. In relation to a substantive application for the project:
 - a. a deadline for lodging the application applies under section 27(3)(b)(i) – the application must be lodged by two years from the date of issue of this letter
 - b. the following information must be submitted with the application for the project under section 27(3)(b)(ii): information on how any roading and three waters infrastructure required to service the project will be delivered and funded
 - c. pursuant to section 27(3)(b)(iii), the panel must invite comments from the following persons or groups, in addition to those specified in section 53:
 - i. NZ Transport Agency Waka Kotahi
 - ii. KiwiRail Holdings Limited
 - iii. Ngāti Maru Runanga Trust
 - iv. Ngāti Tamaoho Settlement Trust
 - v. Ngāti Whātua Ōrākei Trust
 - vi. Ngāti Manuhiri Settlement Trust
 - vii. Ngātiwai Trust.

Other matters

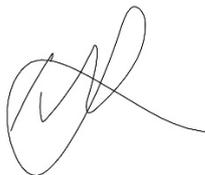
Under section 16(2)(c) of the Act, the Minister directs any panel that considers a substantive application for the project to comply with the following requirements:

- a. consider whether to apply the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement to consultation with the relevant Treaty settlement entities, in relation to the Wildlife Act 1953 approvals being sought.

Under section 28 of the Act, the Ministry for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

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

Yours sincerely



Max Gander-Cooper
Acting Manager – Fast-track Operations

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

Section 28(1)(a) – The applicant	Halberd Holdings Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Auckland Council (including Auckland Transport and Watercare Services Limited)
<i>Relevant portfolio Ministers</i>	Minister for the Environment Associate Minister of Housing Minister of Conservation Associate Minister of Transport Minister of Defence Minister of Education
<i>Relevant administering agencies</i>	Ministry for the Environment Department of Conservation
<i>The Māori groups under s17(d)</i>	Ngā Maunga Whakahii o Kaipara Development Trust Te Rūnanga o Ngāti Whātua Te Kawerau Iwi Trust Te Ākitai Waiohua Waka Taua Inc Ngāti Te Ata Claims Support Whānau Trust Te Ākitai Waiohua Settlement Trust Ngāti Maru Rūnanga Trust Ngāti Tamaoho Settlement Trust Ngāti Whātua Ōrākei Trust Ngāti Manuhiri Settlement Trust Ngātiwai Trust
<i>Any other persons under s17(5)</i>	Chief of Defence Force of the New Zealand Defence Force (NZDF) Chief Executive of NZ Transport Agency Waka Kotahi (NZTA) Chief Executive of KiwiRail Minister for Regional Development Minister for Economic Growth
Section 28(2) – Other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	As identified above.