Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been approved by the Secretary for the Environment in accordance with the fast-track approvals process of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, administering agencies, identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of $12,000 (plus GST), and a levy of $6,700 (plus GST) to the to the Environmental Protection Authority (EPA). The fees are set in Schedule 1 of the Regulations. These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from Fast-track approvals cost recovery process.

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

Ways you can send your completed form to us
By digital portal – you will need to receive a link to register/access: Fast-track website
By email – info@fasttrack.govt.nz

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would

like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Click or tap here to enter text.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: 132 WHANGAPOURI DRURY LIMITED

1.1.2 NZBN (optional): 9429053548283

1.1.3 Contact name: Sean Park

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact):

Additional Applicants: 132 Whangapouri Drury Limited

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: BARKER & ASSOCIATES LIMITED

1.2.2 Contact name: Rebecca Sanders

1.2.3 Phone: s 9(2)(a)

1.2.4 Email address: s 9(2)(a)

1.2.5 Postal address (if preferred method of contact):

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name: 132 WHANGAPOURI DRURY LIMITED

1.3.2 Contact name: Sean Park

1.3.3 Phone: s 9(2)(a)

1.3.4 Email address: s 9(2)(a)

1.3.5 Postal address (if preferred method of contact): 19 Victoria Street West Auckland Central Auckland New Zealand 1010

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either 'compliance' or 'enforcement'?

No

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and

the outcome of those actions taken under the specified Act against the applicant or applicants, if the referral is being lodged jointly.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

Whangapouri Road

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

Whangapouri Road is a residential development that will form an extension to Drury West. The Whangapouri Road masterplan has five key components:

1) Approximately 1,050 – 1,150 dwellings comprising:

- Approximately 850-950 dwellings. The current masterplan includes approximately 904 residential dwellings ranging in lot sizes between 300 m^2 and 500 m^2, supplemented by a smaller proportion of higher-density and larger-format lots, however, this may adjust slightly within the indicative range with more detailed design; and
- Approximately 200 retirement village dwellings set within a 11.9 hectare retirement village .

2) A local centre in the northern portion of the development that provides opportunities for mixed use and employment activities and includes approximately 0.7 hectares of commercial floorspace; and

3) Associated infrastructure.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

8 Arana Drive, Karaka Lot 3 Deposited Plan 387516 and Lot 2 Deposited Plan 438393, 132 Whangapouri Road, Karaka Lot 3 Deposited Plan 387516 and Lot 2 Deposited Plan 438393, Karaka Road, Karaka Lot 2 Deposited Plan 464886

Refer to Section 2 of the Planning Memorandum for the site description.

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in Section 5 of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

When providing your response below, where possible, ***provide details of any parties involved, the extent of their holding and the activity relevant to their area****.*

Where a project involves an activity that may be the subject of a determination under sections 23 or 24, and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under section 5(2) of the Act then an agreement under section 5(1)(a), (b), (j) or (k) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of section 5(2) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

No

a. If yes, please address the following:

i. identify the land involved and the owner(s) of the land.

ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or

A. advise whether it is proposed to seek a determination under section 23 and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or

B. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

No

a. Address the following:
    i. Identify the relevant customary marine title area, who the customary marine title group is;

    ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
        A. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?
No

a. Address the following:
    i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)

    ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**

    iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

No

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

No

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

2.3.9 Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991?
No

a. Provide the following information:
   i. what is the activity that would require the access arrangement; and

   ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.

   iii. If so describe how the activity meets the criteria in section 61(1A)(a-e) of the Crown Minerals Act 1991; **or**

   iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

2.3.10 Does the project include an activity that would be prevented under any of sections 165J, 165M, 165Q, 165ZC, or 165ZDB (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

No

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?
No

a. Provide the following:
   i. identify the activity and which clause under Schedule 4 is applicable; and

ii. confirm whether you are seeking that the Minister make a determination under section 24, and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

2.3.13 Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?
No

a. Address the following:
   i. identify the activity and type of national reserve under the Reserves Act

   ii. identify what approval(s) would be required under the Reserves Act.

   iii. Confirm whether you are seeking that the Minister make a determination under section 24 and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

2.3.14 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?
No

a. Address the following:
   i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.

   ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or

   iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?
No

a. Address the following:
   i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.

ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**

iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below; **or**

iv. advise whether you consider the activity falls within the scope of section 5(5) of the Act, and provide the information under 2.3 Ineligible activity below.

2.3.16 Does the project involve an activity that is:

a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;
No

c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991
No

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:
No

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?
No

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected *is not required for certain mining activities under section 5(2). If you think this might apply to your application, answer the questions below.*

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

No

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

N/A

2.4.2.2 Is the reserve a Crown-owned reserve?

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you are wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application is seeking a determination under section 23 (linear infrastructure on certain identified Māori land)

No

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

2.5.1.5 Provide information on the rights and interests of Māori in that land

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under section 24(2) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

No

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under section 24 (the construction and operation of new electricity lines on eligible land (as defined in schedule 4 excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

No

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria (section 22). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The Economic Assessment sets out the economic benefits that will be delivered by Whangapouri Road. In summary these include:

• Whangapouri will significantly boost the supply of housing which will help narrow the gap between future supply and demand, which will help the market be more responsive to growth in demand, thereby reducing the rate at which house prices grow over time (relative to the status quo).
• The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies, including retirement living, standalone homes of various sizes and configurations as well as terraces / duplexes.
• Enabling approximately 0.7hectares of commercial floorspace, which will help keep pace with demand over time, thereby helping to ease land supply constraints and supporting a more responsive commercial market.
• One-off economic impacts through the direct construction of 1,100 new homes, commercial amenities and infrastructure.
• Employment through the approximate seven year construction period.
• Local employment opportunities once operational.
• The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

The fast-track process will enable the project to be processed in a more timely and cost-efficient manner than under the normal process, for the following reasons:

- Under the Fast-track Approvals Act 2024, expert panels will consider required approvals as a single application package, as opposed to the normal process where several applications would be required for the different activities and to different authorities;
- Under the Fast-track Approvals Act 2024, public and limited notification is precluded, expert panels are only permitted to invite comments from specified persons who have a short timeframe to provide comment. Given the scale of this development, it would like be a fully notified application under the Resource Management Act 1991 which would significantly slow down the consenting process and add to cost, taking into account the appeal rights enabled under the standard RMA process;
- Under the Fast-track Approvals Act 2024, timeframes are shorter and stricter than that of the normal process resulting in significant less time for obtaining resource consent and efficiencies for the project; and
- There is resourcing in place to process the application efficiently and certainty around timeframes for the applicant to ensure the project remains 'shovel ready'.

The project is unlikely to materially affect the efficient operation of the fast-track approvals process. Assessment of the proposal is considered to be

relatively straightforward and unlikely to require additional resourcing given it does not raise novel issues, and the effects are known and easily quantifiable.

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

No

a. Identify the plan, strategy or list (or any other relevant document).

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

No

a. Explain how the project will deliver this.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

Whangapouri Road is a new residential community that will form an extension of the existing urban area enabling approximately 1,050 – 1,150 dwellings (comprising approximately 850-950 dwellings and a 200 dwelling retirement village) making a substantial contribution to dwelling capacity in southern Auckland and improving the responsiveness of the local housing market to demand growth. The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies, including retirement living, standalone homes of various sizes and configurations as well as terraces / duplexes. This will significantly boost housing supply and choice within an accessible location within Auckland's southern area, contributing to a well-functioning urban environment. Whangapouri Road has many locational benefits that ensure the proposed development will contribute to a well functioning urban environment:

- While the site has a rural zoning it adjoins the rural urban boundary and the surrounding area is undergoing significant urban transformation and growth. As such, the long-term development of the site provides opportunity to integrate with the planned future urban environment and make efficient use of the infrastructure investment associated with the

wider Drury–Ōpaheke growth area.

- The subject site is directly opposite the proposed Fisher and Paykel Healthcare campus (proposed to be rezoned through PC 121) which is set to become a significant employment anchor within the area.
- The proposal provides for direct connections to Oira Road and the existing developments to the east including Waipuke Precinct and the Auranga development which will provide a new primary and secondary school and Town Centre.
- The site is well connected to the wider region as it is approximately 1.6m from the proposed future Ngākōroa (Drury West) Train Station and less than 3.5km from the State Highway 1 (SH1) motorway interchange.
- The site is also accessible to the Drury Metropolitan Centre under development in Drury East.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

An Economic Assessment of the proposal has been undertaken by Insight Economics. This assessment finds that a steady supply of new homes (800 per year) is needed within Franklin to accommodate growth. According to the report from Insight Economics this proposal addresses that need directly and:

a) Makes a significant contribution to regional housing supply; and

b) Generates significant regional economic benefits including:

- A one-time boost in national GDP of around $548 million;
- Employment for 3,075 FTE-years (or 440 FTEs per annum spread over seven years); and
- Additional household incomes of over $275 million.

c) The proposal's non-residential areas could sustain the following activity at full build-out:

- Full-time employment for 84 people;
- Annual GDP of $8.2 million; and
- $4.9 million paid annually in salaries / wages.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The project supports climate change mitigation, particularly through the management of flooding hazards and incorporates measures to support the reduction of greenhouse gas emissions (such as

promoting public and active transport modes).

Climate change will be accounted for within the final stormwater design. In particular, development works will mitigate downstream concerns relating to 1% AEP events. The final design details will be informed by flood modelling utilising climate adjusted stormwater rainfall data to safeguard people and infrastructure against potential future extreme storm events and manage the potential effects of climate change.

Whangapouri Road is designed to reduce dependency on private motor vehicles and encourages the residential population to take up more sustainable modes of transport, thereby reducing greenhouse gas emissions, to ensure that the project supports climate change mitigation. The proposal presents opportunities to establish an integrated active mode network from the outset. It is strategically located opposite the Fisher and Paykel Healthcare campus. This development will result in a significant employment opportunity within walking and cycling distance of Whangapouri Road.

The proposed Ngākōroa railway station and associated bus interchange infrastructure represent significant future transport investments which materially improve the strategic accessibility of the site. These future investments support the proposal's ability to achieve relatively high levels of public transport accessibility compared to many greenfield development locations.

The proposal involves significant ecological enhancement of the Site through extensive native planting.

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

The stormwater management approach for the site will take into account climate change, with flood modelling scenarios and stormwater events accounting future rainfall and climate change scenarios. The site is able to be developed without exacerbating flood hazards off site. There are no known other natural hazards that are applicable to the site that could be exacerbated through climate change.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

There are not significant environmental issues to be addressed on the site that cannot be addressed through best practice engineering design.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

Refer to Section 5 of the Planning Memorandum.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

The following timeline is based on the assumption that resource consent would be obtained by June 2027:

- Detailed Design: Q3 to Q4 2027.
- Procurement: Q4 2027.
- Funding: Q1 2028 to Q2 2028.
- Site Works & Construction: Q3 2028 – Q2 2034
- Completion: Q3 2034

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in section 13(4)(y), are covered below in 3.8 Specific proposed approvals*.*

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Please refer to section 2 of the Planning Memorandum.

3.1.2 Outline the approvals sought under the Conservation Act 1987

3.1.3 Outline the approvals sought under the Reserves Act 1977

3.1.4 Outline the approvals sought under the Wildlife Act 1953

A Wildlife Approval is required under the Wildlife Act from the Department of Conservation for the relocation of skinks within the site, in case the number of skinks that require relocation is greater than 20.

3.1.5 Outline the approvals sought under the National Parks Act 1980

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

The consultation with the Department of Conservation (DOC) has noted that there are records of Threatened and At-Risk freshwater species present at and in the vicinity of the site. DOC also considers it probable that there are inanga spawning sites within the project area. It is possible that works including instream structures such as culverts, weirs or similar structures, or where culverts do not meet the relevant permitted standards may trigger the need to obtain Complex Freshwater Fisheries Activity approvals (CFFA). At this stage, the detailed culvert and stream crossing design has not been undertaken, so it is difficult to confirm definitively whether the approval will be required. It is prudent to apply for this approval just in case it is required.

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

3.1.10 Outline the approvals sought under the Public Works Act 1981

3.1.11 *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that

the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

The development will need to include an access to SH22 which is a limited access road. At this stage, the precise form of access is proposed to be a new roundabout and discussions have commenced regarding the proposal. There is also an alternative option to upgrade the existing Whangapouri Road/SH22 intersection. The final access will be designed in coordination with NZTA.
Designations: 6705, State Highway 22: Karaka to Pukekohe - Road widening extends into the site however, the masterplan has accounted for this designation. It is likely that the designated area will be completely avoided within the development however, this will be confirmed at the detailed design stage.

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide: No

1. A statement of whether the project is planned to proceed in stages, including:
   a. an outline of the nature, scale and timing of the stages; and
   b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
      i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide: No

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
   a. Describe that part of the project; and
   b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in section 22 of the Act.

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

Please refer to section 6 of the Planning Memorandum.

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

The proposal may involve earthworks in and around wetlands that trigger a prohibited activity application by way of Regulation 53 of the National Environmental Standard for Freshwater given that the site is zoned rural and therefore does not have a restricted discretionary pathway as provided for as urban development under Regulation 45C(7).

The masterplan is relatively high level to support the referral application with more detailed design occurring to support the substantive application if successfully referred. The stage of engineering design provides the opportunity to design out any prohibited activities, while acknowledging that the FTAA allows the Applicant to seek resource consent for prohibited activities.

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at section 13(4)(j)(ii)-(vii) of the Fast-track Approvals Act 2024), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see Consultation requirements for referral application).

- New Zealand Transport Agency
- Relevant Local Authorities
  - Auckland Council
- Relevant Iwi Authorities
  - Ngāti Tamaoho
  - Ngāti Te Ata
  - Te Ahiwaru – Waiohua
  - Ngāi Tai ki Tāmaki
  - Ngāti Maru
  - Te Ākitai Waiohua
  - Waikato - Tainui

3.5.2 Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under section 11 of the Act, **and** how the consultation has informed the project.

Please refer to the Iwi Engagement Record, attached as Attachment 3. Please refer to the Consultation Record, attached as Attachment 4.

3.5.3 List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

Refer to Section 4.1 of the Planning Memorandum.

3.5.4 If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

N/A

3.5.5 Will the project be located on land returned under a Treaty settlement?

No

3.5.6 Provide evidence of written agreement by the owners of the land returned.

3.5.7 Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A

3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

N/A

3.6 Legal interests

3.6.1 Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

The site is owned by Celtic Dales Limited and Prosperous Farms Limited. 132 Whangapouri Drury Ltd has a private arrangement in place with both landowners, such that they would be able to undertake the works set out in this referral application on that landowner's behalf. Please refer to the Record of Title attached as Attachment 2.

3.7 Other matters

3.7.1 Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term 'application' incudes a notice of requirement and any other means by which a decision may be sought under a specified Act.

No

3.7.2 If an application has been made, provide details of the application.

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

No, the project will not be affected by climate change and natural hazards.

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 *Resource consents*

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

  Please refer to Section 5 of the Planning Memorandum.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165ZI (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

  No.

3.8.1.2 *Resource consents where the project includes standard freshwater fisheries activities*

If your application is seeking a resource consent and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
  The consultation with the Department of Conservation (DOC) has noted that there are records of Threatened and At-Risk freshwater species present at and in the vicinity of the site. DOC also considers it probable that there are inanga spawning sites within the project area. It is possible that works including instream structures such as culverts, weirs or similar structures, or where culverts do not meet the relevant permitted standards may trigger the need to obtain Complex Freshwater Fisheries Activity approvals (CFFA). At this stage, the detailed culvert and stream crossing design has not been undertaken, so it is difficult to confirm definitively whether the approval will be required. It is prudent to apply for this approval just in case it is required.
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
  The consultation with the Department of Conservation (DOC) has noted that there are records of Threatened and At-Risk freshwater species present at and in the vicinity of the site. DOC also considers it probable that there are inanga spawning sites within the project area. It is possible that works including instream structures such as culverts, weirs or similar structures, or where culverts do not meet the relevant permitted standards may trigger the need to obtain Complex Freshwater Fisheries Activity approvals (CFFA). At this stage, the detailed culvert and stream crossing design has not been undertaken, so it is difficult to confirm definitively whether the approval will be required. It is prudent to apply for this approval just in case it is required.

3.8.1.3 *Designations*

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

  N/A

3.8.1.4 *Designations where the project includes a standard freshwater fisheries activity*

If your application is seeking a designation or an alteration to an existing designation and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

  N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

  N/A

3.8.1.5 *Change or cancelation of conditions*

If your application is seeking a change of cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

  N/A

3.8.1.6 *Certificates of compliance*

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 *Concessions*

For applications seeking a concession that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?
  No
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?

- If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.

3.8.2.2 *Land exchanges*

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

No

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
- The financial value of the land proposed to be acquired by the Crown
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in Schedule 4 or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.

  The consultation with the Department of Conservation (DOC) has noted that there are records of Threatened and At-Risk freshwater species present at and in the vicinity of the site. DOC also considers it probable that there are inanga spawning sites within the project area. It is possible that works including instream

structures such as culverts, weirs or similar structures, or where culverts do not meet the relevant permitted standards may trigger the need to obtain Complex Freshwater Fisheries Activity approvals (CFFA). At this stage, the detailed culvert and stream crossing design has not been undertaken, so it is difficult to confirm definitively whether the approval will be required. It is prudent to apply for this approval just in case it is required.

- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

  The consultation with the Department of Conservation (DOC) has noted that there are records of Threatened and At-Risk freshwater species present at and in the vicinity of the site. DOC also considers it probable that there are inanga spawning sites within the project area. It is possible that works including instream structures such as culverts, weirs or similar structures, or where culverts do not meet the relevant permitted standards may trigger the need to obtain Complex Freshwater Fisheries Activity approvals (CFFA). At this stage, the detailed culvert and stream crossing design has not been undertaken, so it is difficult to confirm definitively whether the approval will be required. It is prudent to apply for this approval just in case it is required.

3.8.4 Approvals relating to Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.

- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:

  - Details of any application made;
  - An explanation of any decisions made on that application; and
  - Any information that Minister may consider under section 22(6) (comparison of activity against current or likely use of the area).

- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with section 59(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
    - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and
    - Evidence that the notice complies with the requirements in section 59(2) of the Crown Minerals Act, and any matters required by regulations. =

3.8.5.2 *Mining permits*

For an approval for a mining permit that would otherwise be applied for under section 23A of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

- The name and contact details of the proposed permit participants and the proposed permit operator.

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with section 42(11).

- If the authorised person proposes to provide information under section 37 (to the relevant chief executive), the date on which the person intends to provide that information.

- The proposed duration of the permit.

3.8.5.3 *Mining permits for petroleum*

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

- A high-level overview of the following:
    - the proposed field development plan;
    - the proposed date for the commencement of petroleum production;
    - the economic model for the project;
    - the proposed duration of the proposed mining permit and;
    - decommissioning plans.

3.8.5.4 *Mining permits for minerals other than petroleum*

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

- Information on whether the application will be for a Tier 1 or Tier 2 permit.

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

- An indicative mine plan.

- A high-level overview of the following:
    - the proposed mining method;
    - the proposed date for the commencement of mining and estimated annual production;
    - the economic model for the project;
    - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
    - the proposed methods for processing mined material and handling and treating waste and;
    - anticipated plans for mine closure and rehabilitation.

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

I confirm that I am authorised to make this application - Yes

I have provided a copy of the application with all contact details redacted - Yes

I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with section 104 of the Act, and the Fast-track Approvals Cost Recovery Regulations 2025 - Yes

Signature: *Rebecca Sanders* **Date:** 11/06/2026

Name: Rebecca Sanders

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	No
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	No
1.4 Compliance and enforcement history	No
Section 2: Referral application summary	No
2.1 Project name	No
2.2 Project description and location	No
2.3 Ineligible activity	No
2.4 Exemptions from requirement to provide agreement	No
2.5 Ministerial determinations under sections 23 and 24	No
2.6 Appropriateness for fast-track approvals process	No

Section 3: Project details	No
3.1 Approvals required	No
3.2 Project stages	No
3.3 Alternative project	No
3.4 Adverse effects	No
3.5 Persons affected	No
3.6 Legal interest	No
3.7 Other matters	No
3.8 Specific proposed approvals	No
Section 4: Authorisation	No
Section 5: Attachments	No