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11 June 2026

Ministry for the Environment
Attn: Listed Projects Team
Via email: listedprojects@mfe.govt.nz

To Whom It May Concern,

Whangapouri Road Fast Track Referral Application Covering Letter

This letter accompanies, and is in support of, the Fast Track Referral Application package for ***Whangapouri Road***, on behalf of 132 Whangapouri Drury Limited. We believe our application supports the delivery of a development and infrastructure project that will deliver significant regional benefits, including but are not limited to:

- ***Whangapouri Road*** will 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.
- One-off economic impacts through the construction of hundreds of new homes, commercial amenities, and infrastructure.
- Employment through the approximate seven year construction period.
- Employment once operational for the local centre.
- 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.

Whangapouri

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

1) Approximately 1,050 – 1,150 dwellings comprising:
    - Approximately 850-950 dwellings. The current masterplan includes approximately 912 residential dwellings ranging in lot sizes between 300 m² and 500 m², 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.

Conclusion

The Fast Track Referral Application package for ***Whangapouri Road,*** is accompanied by a suite of specialist memorandums which summarise the specific aspects of the proposal, provide a high level assessment of statutory and non-statutory documents, consider the potential effects of the proposal and potential mitigation, and the deliverability of this project.

Our project team is ready to prepare a comprehensive resource consent application that best utilises the fast-track process to ensure ***Whangapori Road*** is delivered in a more timely and cost-efficient way.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or would like further information, please feel free to touch base.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Nick Roberts
Director
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