

9 June 2026

FTAA-2603-1204

Phil Wilson
Chief Executive
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

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.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Auckland Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, 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.

In addition, under section 17(3)(b), Auckland Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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 – Stephanie McNicholl. 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



Stephanie Frame
Manager – Fast-track Operations

Cc. s 9(2)(a) [redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
fasttrack@aucklandcouncil.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Gerald Sharrock
CIV-2017-404-567 Te Taou (Waitematā), CMT and PCR

s 9(2)(a)

Tēnā koe Gerald

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Stephanie McNicholl.

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, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
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Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). 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 invite written comments on a referral application from the relevant administering agencies). I invite the Department of Conservation as the administering agency for approvals under the Wildlife Act 1953 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

- 1. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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 – Stephanie McNicholl.

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 read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)
fast-track@doc.govt.nz
s 9(2)(a)
[Redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Nicola Grigg \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Simon Watts \(MIN\)](#); [Paul Goldsmith \(MIN\)](#); [Louise Upston \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Brick Bay Lodge under the Fast-track Approvals Act 2024 – FTAA-2603-1204
Date: Tuesday, 9 June 2026 8:37:00 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Minister for Auckland
- Minister for Arts, Culture and Heritage
- Minister for Tourism and Hospitality

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

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 Brick Bay Wines Limited for referral of Brick Bay Lodge project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2603-1204).

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 **15 working days** of receipt of this email, being **30 June 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 ftareferalls@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 ftareferalls@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	Brick Bay Lodge
Applicant	Brick Bay Wines Limited
Location	Snells Beach, Auckland
Project description	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | 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:

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9 June 2026

FTAA-2603-1204

John Linstead
Hako Tūpuna Trust

s 9(2)(a)

Tēnā koe John

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Stephanie McNicholl.

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, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
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9 June 2026

FTAA-2603-1204

Peter Richardson
Director – Policy
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Peter

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite the Heritage New Zealand as the administering agency for approvals under the Heritage New Zealand Pouhere Taonga Act 2014 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

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fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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

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1. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
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Yours sincerely

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Stephanie Frame

Manager – Fast-track Operations

Cc

s 9(2)(a)

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9 June 2026

FTAA-2603-1204

Tahua Murray

MAC-01-01-023 Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngatirua Iti
Ngati Muri Ngatiruamahue Ngati Kawau Ngati Haiti Ngaitupango Nga Puhi Ngati Kahu Te Aupouri,
CMT and PCR

s 9(2)(a)

Tēnā koe Tahua

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Joseph Robert Kingi

MAC-01-01-050/ CIV-2017-404-537 Ngā Puhi Nui Tonu (Awataha Marae), CMT and PCR

s 9(2)(a)

Tēnā koe Joseph

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Richard and Christine Didsbury
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9 June 2026

FTAA-2603-1204

Joseph Robert Kingi
MAC-01-01-050 Ngapuhi nui tonu (Awataha Marae)

s 9(2)(a)

Tēnā koe Joseph

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Joseph Robert Kingi
MAC-01-01-056 Ngā Puhi Nui Tonu (Te Kotahitangā Marae), CMT and PCR

s 9(2)(a)

Tēnā koe Joseph

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
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9 June 2026

FTAA-2603-1204

Joseph Robert King
MAC-01-01-058 Ngā Puhi Nui Tonu (Waitangi Marae), CMT and PCR

s 9(2)(a)

Tēnā koe Joseph

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Stephanie Frame
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Appendix A: Project summary details

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9 June 2026

FTAA-2603-1204

Louisa Collier

MAC-01-01-073 / CIV-2017-485-398 – Ngāti Kawau and Te Waiariki / Ngāti Korora, CMT and PCR

s 9(2)(a)

Tēnā koe Louisa

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Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

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9 June 2026

FTAA-2603-1204

Merehora Taurua Trustees of the Ngāti Manuhiri Settlement Trust
MAC-01-01-079 / CIV-2017-404-545 Ngāti Manuhiri, CMT and PCR

s 9(2)(a)

Tēnā koe Merehora Taurua Trustees

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Appendix A: Project summary details

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9 June 2026

FTAA-2603-1204

Michael Beazley

MAC-01-01-080 / CIV-2017-485-378 Ngāti Maraeariki and Ngāti Rongo and Hapū, CMT and PCR

s 9(2)(a)

Tēnā koe Michael

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

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Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Arapeta Hamilton

MAC-01-01-085 / CIV-2017-485-276 Ngāti Rongo o Mahurangi, CMT and PCR

s 9(2)(a)

Tēnā koe Arapeta

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). 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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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 general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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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, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Mike Baker
Chairperson
MAC-01-01-091 Ngaati Whānaunga, PCR

s 9(2)(a)

Tēnā koe Mike

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Elvis Reti

MAC-01-01-105 / CIV-2017-485-515 – Reti whānau, CMT and PCR

s 9(2)(a)

Tēnā koe Elvis

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

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Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Eve Rongo
MAC-01-01-125 Te Hikutu Whānau and Hapū, PCR

s 9(2)(a)

Tēnā koe Eve

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Tania McPherson
MAC-01-01-131 Iwi, whānau and hapū of Ngātiwai

s 9(2)(a)

Tēnā koe Tania

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Rihari Dargaville

MAC-01-01-133 / CIV-2017-404-558 Te Kaunihera o Te Tai Tokerau, CMT and PCR

s 9(2)(a)

Tēnā koe Rihari

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Alan Riwaka

MAC-01-01-140 / CIV-2017-404-563 Te Rūnanga o Ngāti Whātua, CMT and PCR

s 9(2)(a)

Tēnā koe Alan

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM**.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Jada MacFie
MAC-01-02-003 – Ngāi Tai ki Tāmaki, CMT and PCR

s 9(2)(a)

Tēnā koe Jada

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is written over a faint, light blue circular watermark logo.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Roimata Minhinnick

MAC-01-02-005 / CIV-2017-404-569 – Ngāti Te Ata Waiohua, CMT and PCR

s 9(2)(a)

Tēnā koe Roimata

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Robin Taua-Gordon
MAC-01-02-007 – Te Kawerau ā Maki, CMT and PCR

s 9(2)(a)

Tēnā koe Robin

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Terrence John McEnteer
MAC-01-03-001 Hauraki Māori Trust Board, CMT and PCR

s 9(2)(a)

Tēnā koe Terrence

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Paul Majurey
MAC-01-03-006 – Ngāti Maru, CMT and PCR

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Michelle Wilson
MAC-01-03-011 – Ngāti Tamaterā, CMT and PCR

s 9(2)(a)

Tēnā koe Michelle

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

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Project name	Brick Bay Lodge Project
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9 June 2026

FTAA-2603-1204

Boni Renata
General Manager
Ngaati Whanaunga Incorporated Society

s 9(2)(a)

Tēnā koe Boni

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. 



Appendix A: Project summary details

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9 June 2026

FTAA-2603-1204

Boni Renata
General Manager
Ngaati Whanaunga Ruunanga Trust

s 9(2)(a)

Tēnā koe Boni

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

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9 June 2026

FTAA-2603-1204

Jada MacFie
CEO
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe Jada

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. admin@ngaitaitamaki.iwi.nz

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Terrence Hohneck
Ngāti Manuhiri Settlement Trust

info@ngatimanuhiri.iwi.nz

Tēnā koe Terrence

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 202+

FTAA-2603-1204

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Blair Anderson
Acting CEO
Ngāti Pāoa Iwi Trust

s 9(2)(a)

Tēnā koe Blair

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

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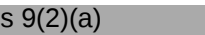
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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. 

info@paoa.co.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Michelle Wilson
Chief Executive
Ngāti Tamaterā Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. [s 9\(2\)\(a\)](#)
admin@tamatera.iwi.nz
[s 9\(2\)\(a\)](#)
chair@tamatera.iwi.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
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Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Josie Smith
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

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Manager – Fast-track Operations

Appendix A: Project summary details

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9 June 2026

FTAA-2603-1204

Aperahama Edwards
Ngātiwai Trust

s 9(2)(a)

Tēnā koe Aperahama

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

cc. ngatiwai@ngatiwai.iwi.nz

s 9(2)(a)

Appendix A: Project summary details

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9 June 2026

FTAA-2603-1204

Paul Majurey

Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Te Warena Taua
Executive Chairman
Te Kawerau Iwi Trust

s 9(2)(a)

Tēnā koe Te Warena

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Richard and Christine Didsbury (the applicant) for the Brick Bay Lodge Project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Stephanie McNicholl.

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, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)
admin@tekawerau.iwi.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

9 June 2026

FTAA-2603-1204

Renata Blair
CEO
Te Rūnanga o Ngāti Whātua

s 9(2)(a)

Tēnā koe Renata

Invitation to provide written comments on the referral application for the Brick Bay Lodge Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **30 June 2026, 11.59PM.**

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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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



Stephanie Frame
Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2603-1204
Project name	Brick Bay Lodge Project
Applicant name	Richard and Christine Didsbury
Project summary details	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.