



FTAA-2511-1132: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Matakana Country Club

Date submitted:	1 December 2025	Tracking #: BRF-7230	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	8 December 2025

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices 3	Appendices: 1. Statutory framework summary 2. Application documents for Matakana Country Club Project (in File Exchange) 3. List of the Māori groups referred to in section 18(2))

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Antonia Croft		
Acting Manager	Ben Bunting	s 9(2)(a)	Y
General Manager	Ilana Miller	s 9(2)(a)	

Project location



Key messages

1. This briefing seeks your initial decisions on an application from Matakana Country Club Limited (the applicant) to refer the Matakana Country Club project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.
3. The project is for the development and operation of a retirement village over 73 hectares of rural land at 120 Tongue Farm Road, Matakana, approximately 1 kilometer from Matakana Village, Rodney District, in the Auckland Region.
4. The project comprises:
 - a. 208 independent living units
 - b. a 30-bed care facility
 - c. communal and recreational amenities, including a clubhouse, café/restaurant, health spa, art centre, workshop, and open space network.
 - d. approximately 25 hectares of native wetland, and riparian planting.
5. The project will require the proposed approvals:
 - a. resource consents under the Resource Management Act 1991
 - b. an archaeological authority under the Heritage New Zealand Pouhere Taonga Act

2014

6. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
7. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Auckland Council as the relevant local authorities
 - b. the Minister for the Environment
 - c. the Associate Minister of Housing, the Minister for Seniors and the Minister for Arts Culture and Heritage as other relevant portfolio Ministers
 - d. the Ministry for the Environment and Heritage New Zealand Pouhere Taonga as the relevant administering agencies
 - e. the Māori groups referred to in section 18(2) of the Act, as listed in Appendix 3.
9. We recommend that you invite written comments from the Minister for Regional Development, and the Minister for Economic Growth, as other persons under section 17(5) of the Act.
10. We recommend that under section 20 you request further information from:
 - a. the applicant to provide further information, including metrics, to support the statement that the additional 208 independent living units and 30-bed care facility is considered regionally significant, and
 - b. Auckland Council on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context.

Action sought

11. Please indicate your decisions on the recommendations in Table A.

Signature



Ilana Miller
General Manager – Investment Strategy and Operations

Table A: Stage 1 analysis

Project details	Project Name	Applicant	Project Location			
	Matakana Country Club	Matakana Country Club Limited	120 Tongue Farm Road, Matakana, approximately 1 kilometer from Matakana Village, Rodney District, Auckland Region. NA61D/287 - Part Lot 3 and Part Lot 5 Deposited Plan 13160			
Project description	<p>The project is for the development and operation of a retirement village over 73 hectares of rural land at 120 Tongue Farm Road, Matakana, approximately 1 kilometer from Matakana Village, Rodney District, Auckland Region.</p> <p>The project comprises:</p> <ul style="list-style-type: none"> • 208 independent living units • a 30-bed care facility • a range of communal and recreational amenities, including a clubhouse, café/restaurant, health spa, art centre, workshop, and open space network. • approximately 25 hectares of native wetland, and riparian planting <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> • consents under the Resource Management Act 1991 (RMA) • an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 					
Consultation undertaken	As required by s11, the applicant has consulted with:					
	Relevant local authorities	Relevant iwi authorities, hapu and Treaty settlement entities	Relevant MACA groups	Ngā hapū o Ngāti Porou	Relevant administering agencies	Holder of land to be exchanged
	Auckland Council	<p>Iwi authorities and groups with an interest in the site</p> <ul style="list-style-type: none"> • Ngāi Tai ki Tāmaki • Ngāti Manuhiri • Ngāti Maru • Ngāti Pāoa • Ngāti Te Ata • Ngāti Wai • Ngāti Whanaunga • Ngāti Whātua o Kaipara • Ngāti Whātua Ōrākei • Te Kawerau ā Maki • Te Rūnanga O Ngāti Whātua <p>Relevant Treaty settlement entities:</p> <ul style="list-style-type: none"> • Ngāti Manuhiri • Te Kawerau ā Maki • Ngāti Whātua o Kaipara • Ngāti Pāoa • Ngāi Tai ki Tāmaki • Marutūāhu Collective (Ngāti Maru, Ngāti Pāoa, Ngāti Tamaterā, Ngaati Whanaunga, Te Patukirikiri) • Hauraki Māori Trust Board 	<ul style="list-style-type: none"> • Ngāi Tai ki Tāmaki – Contact: Jada MacFie • Ngāpuhi nui tonu (Te Kotahitanga Marae) – Contact: Joseph Robert Kingi • Ngāti Kawau and Te Waiariki Korora – Contact: Louisa Te Matekino Collier • Ngāti Te Ata – Contact: Roimata Minhinnick • Te Kawerau ā Maki – Contact: Robin Taua-Gordon • Te Kaunihera o Te Tai Tokerau – Contact: Rihari Dargaville • Ngāpuhi nui tonu – Kota-tutaha – moana o Whaingarua – Contact: Ngatiruamahue Marae • Mahinepua Reserve Trust / Ngatirua Iti / NgatiMuri / Ngatiruamahue / NgatiKawau / Ngati Haiti / Ngaitupango / NgaPuhi / NgatiKahu / Te Auopouri Tahua Murray – Mahinepua Reserve / Ririwha Trust / Matangirau Trust – Contact: Taraire Cottage • Iwi, whānau and hapū of Ngātiwai – Contact: Ngātiwai Trust Board • Ngāti Maru – Contact: Ngāti Maru Rūnanga Trust • Ngāti Tamaterā – Contact: Ngāti Tamaterā Treaty Settlement Trust • Reti Whānau – Contact: Elvis Shayne Reti 	N/A	<ul style="list-style-type: none"> • Ministry for the Environment • Heritage New Zealand Pouhere Taonga 	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<p>You may consider any of the following matters, or any other matters the Minister considers relevant.</p> <p><i>Assess the factors that are relevant to the application. How is the factor relevant and is it being met by the project?</i></p> <p><i>Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)]</i></p> <p>The applicant states that the project is considered regionally significant and, in certain respects, nationally significant, because it will:</p> <ul style="list-style-type: none"> • Deliver regionally significant housing and social benefits, providing 208 independent living units and a 30-bed care facility to address a documented shortfall and support a well-functioning urban environment. • Generate economic benefits, including \$425–\$509 million in additional regional economic output and approximately 3,476 FTE job-years, with wider local business and investment stimulus. • Provide social, cultural, and environmental benefits, such as community integration, amenity and wellbeing, cultural responsiveness, and ecological restoration, alongside climate resilience measures. <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i></p> <p>The applicant states that the project will deliver 208 independent living units and a 30-bed care facility, directly increasing the supply of specialist housing for older persons in Rodney and Auckland. This project responds to a documented shortfall, with net latent demand of 755 units in Rodney and 15,499 units across Auckland by 2048, and a significant care-bed gap. The proposal enables ageing in place, diversifies retirement-living options, and frees up existing family</p>					

	<p>homes, contributing to a well-functioning urban environment consistent with the NPS-UD. It addresses constraints in current planning frameworks and provides a national benefit by meeting critical housing and care needs in New Zealand's largest urban region.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant states that the project will deliver substantial economic benefits, including:</p> <ul style="list-style-type: none"> • Regional economic output of \$425–\$509 million (NPV). • Approximately 3,476 FTE job-years over six years (1,320 direct; 2,156 indirect/induced). • Peak employment is forecast at 810 FTEs, with additional operational jobs expected. <p>These outcomes reflect significant capital investment, local supply-chain engagement, and long-term economic stimulus</p> <p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant states that the project incorporates measures to reduce environmental impact and improve resilience by:</p> <ul style="list-style-type: none"> • Designing stormwater systems for the 1% AEP event with climate change allowances. • Using detention and treatment to reduce erosion and improve water quality. • Maintaining natural features such as wetlands and riparian planting to enhance ecosystem services and carbon sequestration. <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant states that the project incorporates climate-resilient design and natural hazard mitigation by:</p> <ul style="list-style-type: none"> • Setting platforms above predicted sea-level rise. • Ensuring the site has low susceptibility to flooding, coastal inundation, liquefaction, or slope instability. <p><i>Will address significant environmental issues [s22(2)(a)(ix)]</i> The applicant states the project will address significant environmental issues by delivering measurable ecological enhancement through:</p> <ul style="list-style-type: none"> • Restoration planting and wetland creation: Establishing constructed wetlands and vegetated swales to filter and treat stormwater before it enters the receiving environment, improving water quality and supporting aquatic ecosystems. • Riparian restoration: Approximately 25 hectares of native planting along drainage lines and tributaries of the Matakana River to stabilise banks, reduce sedimentation, and enhance connectivity between terrestrial and aquatic habitats. • Habitat enhancement: Replacing exotic pasture with locally appropriate native vegetation to provide new habitat for indigenous birds, lizards, and invertebrates, while increasing ecological integrity and carbon-sequestration potential. • Landscape connectivity: Creating continuous green corridors linking restored areas, wetlands, and open-space networks, strengthening ecological resilience across the site. 		
<p>Referring the project to the fast-track approvals process [section 22(1)(b)]</p>	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The application states that conventional processes under the RMA would require a plan change and multiple resource consents, likely delaying delivery by 18–24 months. Referral under the Act would materially improve timeliness and efficiency while maintaining robust environmental and planning scrutiny through an expert panel process.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant states that referral will not materially affect the efficient operation of the fast-track process because the project is well-defined, technically assessed, contained within a single site, led by an experienced developer, and involves no ineligible activities.</p>		
<p>Minister invites comments</p>	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <ol style="list-style-type: none"> Relevant local authorities: Auckland Council Minister for the Environment Relevant portfolio Minister(s): the Associate Minister of Housing, the Minister for Seniors, and the Minister for Arts, Culture and Heritage. Relevant administering agencies: Ministry for the Environment and Heritage New Zealand Pouhere Taonga Māori groups identified in Attachment 3 	<p><i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i></p> <p>We recommend that you invite comments from the following additional parties:</p> <ol style="list-style-type: none"> The Minister for Regional Development The Minister for Economic Growth 	<p><i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i></p> <p>We recommend you request further information under sections 20 from:</p> <ol style="list-style-type: none"> Auckland Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context The applicant - to provide any further information, including metrics to support the statement that the additional 208 independent living units and 30-bed care facility is considered regionally significant. <p>Given that the further information sought is relatively straightforward, and to align with the statutory time frame for inviting comments under section 17, we recommend specifying a time frame of 20 working days for the section 20 request.</p>

Recommendations	Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, any relevant administering agencies and the Māori groups identified in the list provided.	Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.	Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.	Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.	Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.	Noted
f. Agree to progress the Matakana Country Club Project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).	Yes / No
g. Agree to provide the application to, and invite written comments from: <ul style="list-style-type: none"> i. Relevant local authorities: <ul style="list-style-type: none"> • Auckland Council ii. Minister for the Environment iii. Other relevant portfolio Minister(s): <ul style="list-style-type: none"> • The Associate Minister of Housing • The Minister for Seniors • The Minister for Arts, Culture and Heritage. iv. Relevant administering agencies: <ul style="list-style-type: none"> • Ministry for the Environment • Heritage New Zealand Pouhere Taonga v. Māori groups identified in Attachment 3 vi. Any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified 	Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite written comments from the following additional entities/persons under section 17(5): <ul style="list-style-type: none"> • The Minister for Regional Development • The Minister for Economic Growth 	Yes / No Yes / No
i. Agree to seek further information from: <ul style="list-style-type: none"> • Auckland Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context • The applicant - to provide any further information, including metrics to support the statement that the additional 208 independent living units and 30-bed care facility is considered regionally significant. 	Yes / No Yes / No
j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers	Noted
k. Agree to send email and invite written comments from Ministers	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area:
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Matakana Country Club Project: (in File Exchange)

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāti Whātua	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngāti Manuhiri Settlement Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Kawerau Iwi Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāi Tai ki Tāmaki Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Pāoa Iwi Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Maru Rūnanga Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngāti Tamaterā Settlement Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngaati Whanaunga Incorporated Society	Iwi authority (s18(2)(a))
Ngāti Te Ata Claims Support Whānau Trust	Iwi authority (s18(2)(a)); negotiating mandate (s18(2)(d))
Hako Tūpuna Trust	Iwi authority (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngātiwai Trust	Iwi authority (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
MAC-01-03-011: Ngāti Tamatera	Other Māori group with relevant interests (s18(2)(k))
MAC-01-03-001: Hauraki Maori Trust Board	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-085/ CIV-2017-485-276: Ngāti Rongo o Mahurangi	Other Māori group with relevant interests (s18(2)(k))
MAC-01-02-007: Te Kawerau a Maki	Other Māori group with relevant interests (s18(2)(k))
MAC-01-02-005/ CIV-2017-404-569: Ngāti Te Ata	Other Māori group with relevant interests (s18(2)(k))
MAC-01-02-003/ CIV-2017-404-564: Ngāi Tai ki Tāmaki	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-140/ CIV-2017-404-563: Te Rūnanga o Ngāti Whātua	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-133/ CIV-2017-404-558: Ngāitawake Te Kaunihera o Te Tai Tokerau	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-125/ CIV-2017-404-570: Te Hikutu Whānau and Hapū (PCR)	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-105/ CIV-2017-485-515: Reti Whānau	Other Māori group with relevant interests (s18(2)(k))

MAC-01-01-091: Ngāti Whānaunga (PCR)	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-079/ CIV-2017-404-545: Ngāti Manuhiri	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-056: Ngā Puhī Nui Tonu (Te Kotahitangā Marae)	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-131/CIV-2017-485-283: Iwi, whānau and hapū of Ngātiwai	Other Māori group with relevant interests (s18(2)(k))
MAC-01-03-006: Ngāti Maru	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-058: Ngā Puhī Nui Tonu (Waitangi Marae)	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-050/ CIV-2017-404-537: Ngā Puhī Nui Tonu (Awataha Marae)	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-023: Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Ngatiruamahue NgatiKawau Ngati Haiti Ngaitupango NgaPuhī NgatiKahu Te Aupouri	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-073/ CIV-2017-485-398: Ngāti Kawau and Te Waiariki Korora	Other Māori group with relevant interests (s18(2)(k))
CIV-2017-404-567: Te Taou (Waitematā)	Other Māori group with relevant interests (s18(2)(k))
CIV-2017-485-378/ MAC-01-01-080: Ngāti Maraeariki and Ngāti Rongo and Hapū	Other Māori group with relevant interests (s18(2)(k))
CIV-2017-404-537/ MAC-01-01-050: Ngā Puhī nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and Ngāitawake	Other Māori group with relevant interests (s18(2)(k))