

Your written comments on a project under the Fast Track Approvals Act 2024

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|---------------------|-----------------------------------|
| Project name | Warkworth Residential Development |
|---------------------|-----------------------------------|

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

| 1. Contact Details | | | |
|--|----------------------------------|--------------------|--|
| Please ensure that you have authority to comment on the application on behalf of those named on this form. | | | |
| Organisation name (if relevant) | Auckland Council | | |
| *First name | Douglas | | |
| *Last name | Fletcher | | |
| Postal address | 135 Albert Street, Auckland City | | |
| *Contact phone number | s 9(2)(a) | Alternative | |
| *Email | s 9(2)(a) | | |

| 2. Please provide your comments on this application |
|--|
| If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages. |

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Principal Project Lead signoff



Doug Fletcher

Date 3.02.2026

Principal Project Lead, Premium Resource Consents

Auckland Council.

03 February 2026

FTAA-2511-1148– Referral of Warkworth Residential Development

| | |
|-----------------------------|--|
| Application number(s): | FTAA-2511-1148 |
| Auckland Council Reference: | PRR00043631 |
| Project name: | Warkworth Residential Development |
| Applicant name: | Warkworth RV Limited |
| Address: | 286A, B, C and D Matakana Road, Warkworth |
| Proposed activity(s): | <p>The project is to construct and establish a residential and retirement village development with a total of approximately 546 residential units on three new lots, described as:</p> <ul style="list-style-type: none">• Lot 1: A residential block with approximately 264 residential sites and four super lots (which will accommodate approximately 30 dwellings).• Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.• Lot 3: A residential block with approximately 54 larger residential sites. |

The project area is on 54 hectares of land at 286A - 286D Matakana Road in Warkworth within the Auckland region.

The applicant seeks resource consents under the Resource Management Act 1991 for the project. No other approvals are sought as part of the fast-track approvals process.

Regarding section 17 – invitation to provide comment

- 1. Under section 17(1)(a) of the Act, Auckland Council provide the following written comments on the referral application.**

Response

The site of the proposed development as outlined in the referral application is currently subject to a number of existing RMA processes that may influence any future fast track proposal, including:

- a) Environment Court hearing for Arvida's appeal on Auckland Council's rejection of the private plan change.

- In March 2025, Arvida Group submitted a Private Plan Change (PPC) application to Auckland Council proposing to rezone approximately 140 hectares of land to a mix of Residential Mixed Housing Urban (approximately 113.7 hectares), Residential – Single House zone (approximately 19.2 hectares) and to retain the existing Open Space Conservation zoned land (5.3 hectares). The PPC area includes land zoned Future Urban, Rural – Mixed Rural Zone and a portion of Special Purpose Quarry zoned land. The Special Purpose Quarry and Rural – Mixed Rural zoned land is outside the RUB.
- In February 2025 Auckland Council’s Governing Body votes to reject Arvida’s private plan change request. The Council raises concerns about planning alignment, land-banking risk, and infrastructure readiness
- In March 2025 Arvida lodged an Environment Court Appeal against Auckland Councils plan change rejection.
- August 2025, Environment Court hearing held.
- On 23 December 2025 the Court issued a minute requesting comment from the appellant and the Council on the parties positions given the passing of the revisions to the NPS-HPL (effective 15 January 2026) and the Councils revised capacity projections (part of PC 120 work) The response were due on 27th January 2026 and the appellant and Council have provided responses to the court, by that date. Auckland Council now await the court decision.

If following the Environment court process the Arvida private plan change is accepted by Auckland Council and then successfully processed and eventually made operative. Some of the current challenges with developing the site, which are related to, out of sequence development in the FUZ, infrastructure and NPS: HPL will be largely resolved. However, until such a time, these issues remain and must be considered for any proposed development of the land in question.

b) There are a number of existing Resource Consent applications on the same land/sites as this fast-track referral application relates to (see table 1 below). These resource consent applications essentially seek the same development as what is outlined in this fast-track referral application. One point of difference is that this fast-track referral application includes some additional development for Lot 3: A proposed residential block with approximately 54 larger residential sites.

Auckland Councils work on the existing resource consent applications have enabled Auckland Council to identify a number of challenges associated with the type of development proposed by this fast-track referral application, including but not limited to items (i-iv) below. Auckland Councils notes, that the challenges listed below are very similar in nature to those which resulted in significant challenges for the recent Delmore housing project, fast track application. It is noted that the initial Delmore FTA application was subject to a draft decision from the presiding panel which recommended decline, before the application was then withdrawn.

i) Infrastructure – water and wastewater

- For the RC application **BUN60452636** (an existing RC application for development creating 297 new residential allotments, which is the same in nature to the Lot 1 residential development proposed by this fast-track referral

application). Watercare Services Limited confirmed that they cannot provide water supply or wastewater connections to the Future Urban Zone, and as such cannot confirm public water or wastewater supply for this development.

- Note this matter was also linked to a related s92 item as part of the processing of BUN60452636, which remains unresolved.
- For the RC application referenced **BUN60439436** (an application to construct and operate a 198-villa retirement village, which is the same in nature to the retirement development proposed by this fast-track referral application). Watercare Services Ltd have stated that they cannot confirm whether or not the site can be serviced or delivery timeframes for servicing until the land is live zoned (note, live zoning is what the private plan change sought by Arvida above is seeking to accomplish.)
- Note this matter was also linked to a related s92 item as part of the processing of BUN60439436, which remains unresolved.

ii) Infrastructure – Auckland Transport

- For the RC application referenced **BUN60452636** (an existing RC application for development creating 297 new residential allotments, which is the same in nature to the Lot 1 residential development proposed by this fast-track referral application). Auckland Transport have advised that the application relies on a large chunk of land being subject to the road stopping process. This is a separate process to the Resource Consent Process, and as such AT cannot provide an in principle approval of this process.

Note: Auckland Transport have provided the following high-level comments in relation to this matter:

Provided that the proposed works are carried out as described, the SGA team does not consider the land identified for road stopping to be required for the future arterial at this stage. However, if the resource consent earthworks and proposal are not implemented, then the full designation area, including the road stopping land, will still be needed to accommodate the future road corridor, stormwater pond, earthworks, and construction areas for the arterial. However, it is recognised that we cannot provide our approval in principle at RC stage and there is a risk that the final outcome of any road stopping application is not known until the end of the process under either the LGA or PWA processes (depending on which way things end up).

Auckland Council highlights that these same infrastructure matters will need to be considered and resolved, if this fast-track referral proposal is accepted for processing under the Fast Track Act.

iii) Out of sequence residential type developments in the Future Urban Zone (FUZ)

In the s92 request associated with the resource consents **SUB60433478** and **BUN60439436** (which are the same in nature to the retirement development proposed by this fast-track referral application) Council outlined questions in our s92 further information requests related to out of sequence development in the FUZ being contrary to objectives and policies of relevant statutory documents such as the Auckland Unitary Plan. Many of these items are considered of sufficient significance from a planning position that they warrant either notification if not appropriately addressed (particularly re BUN60439436); or even refusal if not appropriately addressed. (particularly re SUB60433478)

Auckland Council highlights that these same matters which relate to out of sequence development in the FUZ will also need to be considered and resolved if this proposal is accepted for processing under the Fast Track Act.

- iv) National Policy Statement for Highly Productive Soils (NPS: HPL).
In the s92 request associated with resource consent **SUB60433478**. Council outlined questions in our s92 further information requests related to NPS: HPL. Some of these items remain unresolved but are of sufficient significance from a planning perspective that Council has advised the applicant that if they decide to not provide any further assessment Council can proceed to process the application but noted it would be on the basis of recommending refusal.

Auckland Council highlights that these same matters related to whether the proposal can meet the requirements of the NPS: HPL will need to be considered if this proposal is accepted for processing under the Fast Track Act.

Auckland Council is happy to provide additional information on any of the above matters should further detailed information be requested.

- 2. In addition, under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council provide written comments advising on the following:**
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 also confirm this in writing.

Response:

- v) The following applications have been lodged under the Resource Management Act for development on the same land/sites as this fast-track referral application relates to (286A, B, C and D Matakana Road, Warkworth) these properties are all owned by Warkworth RV Ltd, who is also the applicant for this fast-track referral application.

Although the following RC applications essentially seek the same development as outlined in this fast-track referral proposal. The applicants for three of the four RC applications are different from the underlying landowner and applicant for this fast-track application - Warkworth RV Ltd. Therefore, there is potential for the below RC applications lodged by Arvida Ltd and Linkview Holdings Ltd to be competing applications unless MfE receive information which confirms otherwise. For example, correspondence from Arvida Ltd and Linkview Holdings Ltd confirming that they will withdraw their RC applications if this fast-track application was accepted for processing under Fast Track legislation, or some other form of correspondence deemed acceptable by MfE to determine that the RC applications listed in table 1 are not competing applications.

Table 1 – Existing Resource Consent applications on the same land/sites as this fast-track referral application relates to.

| Reference | Address | Applicant | Proposal | Status |
|-------------|---------------------------------------|-----------------------|--|------------------------------|
| SUB60433478 | 286A+286B Matakana Rd Warkworth | Warworth RV Ltd | To undertake a boundary adjustment of four existing sites | On s92 hold since 12.07.2024 |
| BUN60439436 | 286B Matakana Rd | Arvida Ltd | To construct and operate a retirement village including 198 independent living villas, a clubhouse, and an aged care facility. The proposal involves earthworks, groundwater diversion, stream diversion, water take, de-watering, plus onsite wastewater treatment and disposal supply. | On s92 hold since 28.02.2025 |
| BUN60452603 | 286A Matakana Rd | Arvida Ltd | To undertake bulk earthworks across the sites in two stages to facilitate future urban development of the underlying land and to establish appropriate land contouring and gradients for subsequent construction of public roads | On s92 hold since 21.08.2025 |
| BUN60452636 | 286A Matakana Rd | Linkview Holdings Ltd | For comprehensive subdivision and development creating 297 new residential allotments, including construction and vesting of public roads, establishment of stormwater retention ponds and other required infrastructure, and associated works. | On s92 hold since 29.8.2025 |

- vi) Council is also currently in the process of making a decision on the resource consent application referenced **WAT60431710** from Ka Waimanawa Limited Partnership. If granted this RC application will lead to a change in Auckland Councils position / understanding re water availability in the underlying Mahurangi / Waitemata aquifer.

If WAT60431710 is granted, the new water availability info for the Mahurangi / Waitemata aquifer. will be what is outlined in the below table (taken from specialist reports associated with WAT60431710).

| Table 6: Groundwater availability and use in Mahurangi Waitemata aquifer | |
|---|---|
| AUP(OIP) Water Availability | 1,605,485 m³/year |
| Proposed availability | 2,044,805 m³/year |
| Issued consents | 144,875 m ³ /year |
| S14(3)(b) | 208,050 m ³ /year ¹ |
| Watercare Services Ltd | 1,200,000 m ³ /year |
| Total water demand | 1,552,925 m³/year |
| Remaining availability | 491,880 m³/year |
| Application | 422,780 m³/year |
| Balance of availability for future allocation | 69,100 m³/year |

Therefore, if WAT60431710 is granted and the revised groundwater info outlined in table 6 is adopted, there will still be 69.100m³ of water available for allocation in the aquifer even following the allocations of water to both Ka Waimanawa (422,780m³/year) and to Watercare Services Ltd (who have sought to take their full 1,200m³/year).

The 69,100m³/year of balance water available for future allocation would be sufficient for any future water take application associated with this fast-track referral application referenced FTAA-2511-1148. As the planning assessment lodged in support of this fast-track application outlines the project will seek consent for 100m³/day of water which is equivalent to 36,500m³/year.

However, if WAT60431710 is not granted, the water availability info for the underlying aquifer will not be updated and as a result of watercare seeking to utilise their full allocation sooner, there would be insufficient water available in the aquifer for any additional water allocation associated with this fast-track application as all available water will have already been fully allocated to existing consent holders.

Auckland Council anticipates a decision will be made on WAT60431710 within the coming weeks as draft conditions have recently been circulated by Council to the applicant for review.

- 3. 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 also confirm this in writing.**

Response:

- vii) Auckland Council confirms there are no 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 you have any queries, please contact me on 021 319 813 and quote the application number above.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. M. Fether', is written over a light blue horizontal line.

Principal Project Lead

Premium Resource Consents, Auckland Council.

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



12 FEB 2026

Hon. Chris Bishop
Minister for Infrastructure
c.bishop@ministers.govt.nz
Parliament Buildings
Private Bag 18041
WELLINGTON 6160

Tēnā koe Hon. Bishop

Thank you for the invitation to comment on the fast-track consent application for the Warkworth Residential & Retirement Village located to the northeast of the existing Warkworth urban area. This project seeks to deliver approximately 546 residential units, including a 198-unit retirement village and supporting internal infrastructure including water.

As you know, Auckland remains one of the most expensive parts of the country to rent or buy. This project, should it proceed, would contribute to relieving the housing shortfall and addressing housing need.

There is also growing demand for retirement accommodation, both in Auckland and nationally, and this is only expected to increase over the coming years. It is important that we provide for our growing older population by ensuring there are a range of housing choices. This project would contribute to meeting that need.

Most of the development site is zoned Future Urban, with a small portion zoned mixed rural. Auckland Council's Future Development Strategy have identified the Future Urban area as suitable for development from 2035, and so this application would represent bringing this development forward. Auckland Council and Watercare are likely to raise concerns regarding the bulk infrastructure upgrades needed for the site including around water and transport links. These concerns can be considered at the Expert Panel stage.

This development would increase supply of homes and retirement homes, and the relevant concerns can be considered at the next stage should it proceed. Accordingly, I have no objection from the perspective of the Housing Portfolio to this project being referred to the next stage. Thank you again for the opportunity to comment.

Mauriora,

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Hon Tama Potaka
Associate Minister of Housing



28 JAN 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ-0026255

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act (FTAA) on the following applications:

- Warkworth Residential, FTAA-2511-1148

Out of Scope

I am providing comments in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to have significant economic benefits under section 22(2)(a)(iv) of the FTAA, based on the information provided. I defer to you and other relevant Ministers to assess the remaining criteria.

Warkworth Residential, FTAA-2511-1148

This proposal is to construct and establish a residential and retirement village development in Warkworth within the Auckland region, over an eight-year period. The development is designed to be spread across three lots:

- A residential block with approximately 264 residential sites and four super lots that will accommodate approximately 30 dwellings.
- A retirement village block with approximately 198 residential villas, a care facility, club house and associated amenities.
- A residential block with approximately 54 larger residential sites.
- Additional components such as a parking area for the retirement village, transport infrastructure upgrades, including an urban upgrade on the frontage of Matakana Road, walking and cycling paths and associated three waters infrastructure.

According to the economic assessment provided by the applicant, the proposal is estimated to have a \$520.1 million net present value and provide the equivalent of full-time direct employment for 214 people for the duration of the development period. It is also expected that the development will provide the equivalent of approximately 350 indirect jobs during the same development period.

The primary long-term benefit of this proposal is the provision of additional housing which is critical for a growing economy. Given that this application would provide a significant boost in the housing supply, it could also be assessed under increasing the supply of housing, address housing needs, or contribute to a well-functioning urban environment (s22(2)(a)(iii) of the Fast-track Approvals Act).

Out of Scope



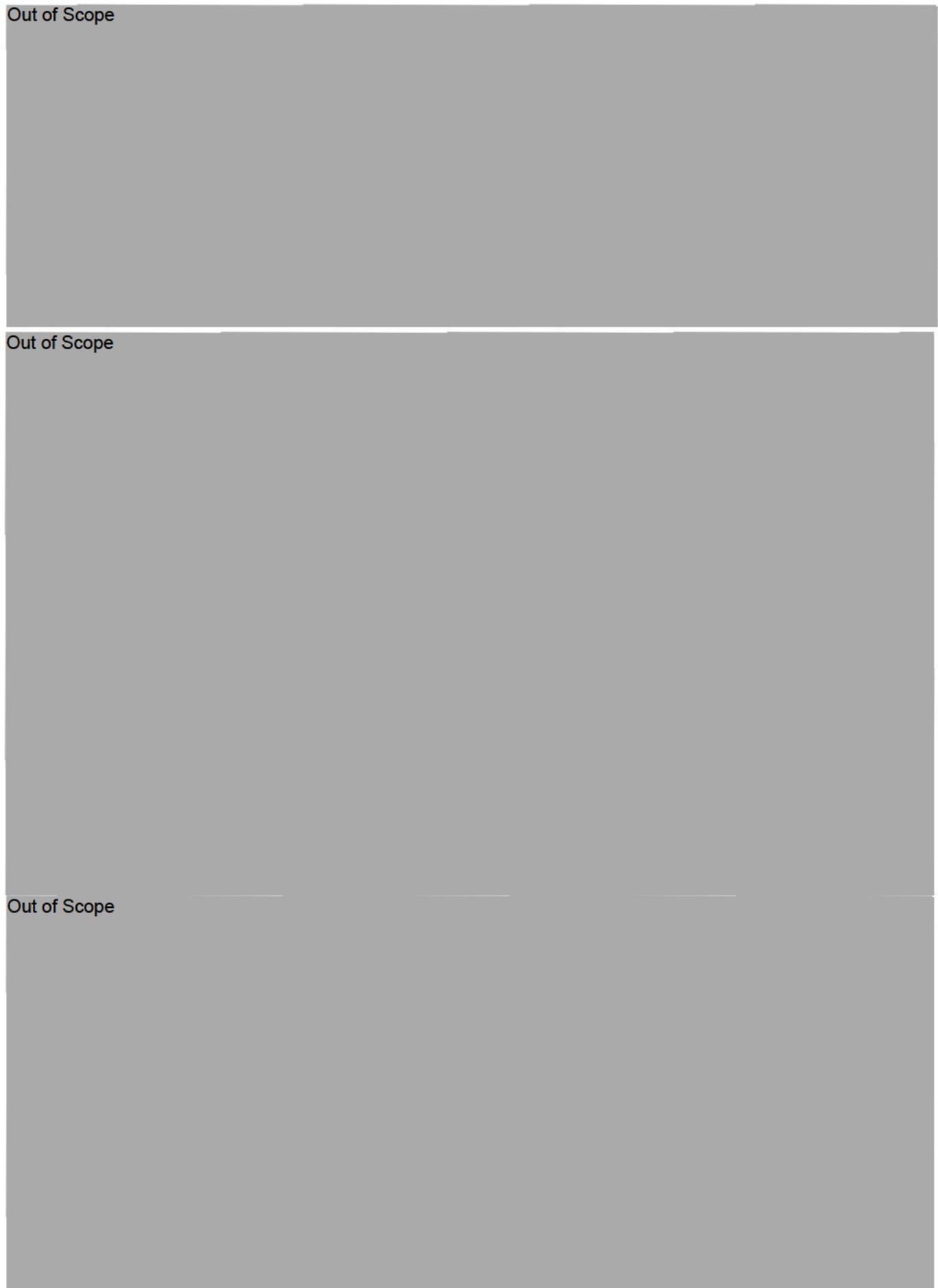
Out of Scope



Out of Scope



Out of Scope



Out of Scope

Out of Scope

Out of Scope



Yours sincerely

A handwritten signature in black ink, appearing to read 'Nicola Willis'.

Hon Nicola Willis
Minister for Economic Growth

Your written comments on a project under the Fast Track Approvals Act 2024

| | |
|---------------------|-------------------------------|
| Project name | Warkworth Residential project |
|---------------------|-------------------------------|

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All sections of this form with an asterisk (*) must be completed.

| 1. Contact Details | | | |
|--|------------------------------|--------------------|--|
| Please ensure that you have authority to comment on the application on behalf of those named on this form. | | | |
| *Portfolio | Seniors | | |
| *First name | Hon Casey | | |
| *Last name | Costello | | |
| Contact person (if different from above) | | | |
| *Contact phone number | +64 4 817 6827 | Alternative | |
| *Email | c.costello@ministers.govt.nz | | |

| 2. Please provide your comments on this application |
|---|
| My comments are attached below. |

Minister's signoff



Hon Casey Costello

Minister for Seniors

Date 29/1/2026

Hon Casey Costello

Minister of Customs
Minister for Seniors
Associate Minister of Health
Associate Minister of Immigration
Associate Minister of Police



29 JAN 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Fast-track Approvals Act referral application: Warkworth Residential project, FTAA-2511-1148

Dear Chris,

Thank you for the opportunity to comment as Minister for Seniors on this application for referral under the Fast-track Approvals Act 2024 (the Act). I have considered whether this application is likely to 'increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020)', under s22(2)(a)(iii) of the Act, based on the information provided in the application. I will leave it to you and other relevant Ministers to assess the other criteria.

The following aspects of the project are likely to meet this criterion:

- The construction of approximately 546 dwellings, including 348 residential units and a retirement village block with 198 villas.

Based on this information, the project is suitable for referral to the fast-track process. If the application is referred, I would welcome the opportunity to comment on the project in more detail.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a long horizontal line.

Hon Casey Costello

Minister for Seniors