

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Casey Costello \(MIN\)](#); [Paul Goldsmith \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Matakana Country Club project under the Fast-track Approvals Act 2024 – FTAA-2511-1132
Date: Friday, 5 December 2025 9:46:01 am

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister for Arts, Culture and Heritage
Associate Minister of Housing
Minister for Seniors

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 Matakana Country Club Limited for referral of Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1132).

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 **20 working days** of receipt of this email, **being 23 January 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 ftareferrals@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 ftareferrals@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	Matakana Country Club
Applicant	Matakana Country Club Limited
Location	Matakana, Auckland
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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">a. 208 independent living unitsb. a 30-bed care facilityc. 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.

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | 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:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1132

Phil Wilson
Chief Executive Officer
Auckland Council

Email: s 9(2)(a)

Dear Phil,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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)(a) of the Act, I invite Auckland Council (including Auckland Transport and Watercare Services Limited) to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), 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.

Under section 20(1) I also invite you to provide further information on the following matters:

3. On whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant unitary plans, policies, and/or strategies in that context.

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

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. 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 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.

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 – Antonia Croft (Advisor).

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 be 'Ilana Miller', with a large loop at the start and a long horizontal stroke extending to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

John Linstead
Hako Tūpuna Trust

Email: hako@xtra.co.nz

Tēnā koe John,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Antonia Croft (Advisor).

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, consisting of a large, stylized loop followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

James Sutherland
Chief Executive
Heritage New Zealand

Email: s 9(2)(a)

Dear James,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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 seek comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand to provide written comments on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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.

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

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.

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 – Antonia Croft (Advisor).

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, consisting of a large, stylized loop followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Angelica Pablo - s 9(2)(a) [REDACTED]
Group email - fasttrack@heritage.org.nz

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

Joseph Robert Kingi

MAC-01-01-023: Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Ngatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhī Ngāti Kahu Te Auopouri

Emails 9(2)(a)

Tēnā koe Joseph,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

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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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

John Tiatoa

MAC-01-01-050/ CIV-2017-404-537: Ngā Puhī nui tonu (Awataha Marae), Ngāti Rāhiri, Ngāti Awa, Ngāti Tāhuhu and Ngāitawake, Joseph Kingi, CMT and PCR

Email: s 9(2)(a)

Tēnā koe John,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

Joseph Robert Kingi
MAC-01-01-056: Ngā Puhī Nui Tonu (Te Kotahitangā Marae)

Email: s 9(2)(a)

Tēnā koe Joseph,

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
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FTAA-2511-1132

Joseph Robert Kingi
MAC-01-01-058

Email: s 9(2)(a)

Tēnā koe Joseph,

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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Application number	FTAA-2511-1132
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FTAA-2511-1132

Merehora Taurua Trustees
MAC-01-01-079: Ngāti Manuhiri

Email: s 9(2)(a)

Tēnā koutou Merehora Taurua Trustees,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
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Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

Arapeta Hamilton
MAC-01-01-085 - Ngati Rongo o Mahurangi

Email: s 9(2)(a)

Tēnā koe Arapeta,

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1132

Mike Baker
Chairperson
MAC-01-01-091 - Ngaati Whanaunga

Email: s 9(2)(a)

Tēnā koe Mike,

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General Manager, Delivery and Operations

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FTAA-2511-1132

Puawai Leuluai-Walker

MAC-01-01-105/ CIV-2017-485-515: Whangaruru, Whāngarei and Whangaroa, Elvis Reti/Reti Whānau

Email: s 9(2)(a)

Tēnā koe Puawai,

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1132

Jane Hotere
MAC-01-01-125 Te Hikutu Whānau and Hapū

Email: s 9(2)(a)

Tēnā koe Jane,

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FTAA-2511-1132

Tania McPherson

MAC-01-01-131/CIV-2017-485-283: Ngātiwai, Ngātiwai Trust Board, CMT and PCR

Email: s 9(2)(a)

Tēnā koe Tania,

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Appendix A: Project summary details

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FTAA-2511-1132

Joseph Robert Kingi

MAC-01-01-133/CIV-2017-404-558: Ngāitawake/ Te Kaunihera o Te Tai Tokerau, Rihari Dargaville

Email: s 9(2)(a)

Tēnā koe Joseph,

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FTAA-2511-1132

Alan Riwaka
MAC-01-01-140: Te Rūnanga o Ngāti Whātua

Email: runanga@ngatiwhatua.iwi.nz

Tēnā koe Alan,

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FTAA-2511-1132

Jasmine Cotter Williams
MAC-01-02-003 – Ngāi Tai ki Tāmaki

Email: s 9(2)(a)

Tēnā koe Jasmine,

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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, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

Roimata Minhinnick
MAC-01-02-005 – Ngati Te Ata Waiohua

Email: s 9(2)(a)

Tēnā koe Roimata,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2511-1132

Liane Ngamane
MAC-01-02-007 – Te Kawerau ā Maki

Email: ngakoma@xtra.co.nz

Tēnā koe Liane,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Paul Majurey
MAC-01-03-001 - Hauraki Maori Trust Board

Email: s 9(2)(a)

Tēnā koe Paul,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Gilbert Parker
MAC-01-03-006 – Ngāti Maru - Ngāti Maru Runanga Trust

Email: s 9(2)(a)

Tēnā koe Gilbert,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Paul Majurey
MAC-01-03-011 – Ngāti Tamaterā

Email: s 9(2)(a)

Tēnā koe Paul,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

James Palmer
Secretary for the Environment
Ministry for the Environment

Emails 9(2)(a)

Dear James,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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 seek comments on a referral application from the relevant administering agencies). I invite Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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

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

made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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.

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Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke extending to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Macaela Flanagan - adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Boni Renata
Ngaati Whanaunga Incorporated Society

Email: s 9(2)(a)

Tēnā koe Boni,

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc T. Compain - s 9(2)(a)

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Project name	Matakana Country Club
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FTAA-2511-1132

Boni Renata
Ngaati Whanaunga Ruunanga Trust

Email: s 9(2)(a)

Tēnā koe Boni,

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized loop at the top left that extends into a long, horizontal stroke towards the right, ending in a small hook.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

Rewa Brown
Ngāi Tai ki Tāmaki Trust

Email: s 9(2)(a)

Tēnā koe Rewa,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Admin mailbox - admin@ngaitaitamaki.iwi.nz
Revell Butler - s 9(2)(a) [REDACTED]
Zaelene Maxwell-Butler - s 9(2)(a) [REDACTED]
Jada MacFie – CEO - s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Terrence Hohneck
Ngati Manuhiri Settlement Trust

Email: info@ngatimanuhiri.iwi.nz

Tēnā koe Terrence,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Manuhiri Kaitiaki Charitable Trust - kaitiaki@ngatimanuhiri.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

Email: office@ngatimaru.iwi.nz

Tēnā koe Waati

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1132

John Hutton
Chief Executive Officer
Ngāti Pāoa Iwi Trust

Email: ceo@paoa.co.nz

Tēnā koe John,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Tipa Compain - s 9(2)(a) [REDACTED]
Herearoha Skipper - info@paoa.co.nz

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
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FTAA-2511-1132

Michelle Wilson,
Chief Executive Officer
Ngāti Tamaterā Treaty Settlement Trust

Email: s 9(2)(a)

Tēnā koe Michelle,

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Eddie Manukau - s 9(2)(a) [REDACTED]
Antony Royal - chair@tamatera.iwi.nz
Admin mailbox - admin@tamatera.iwi.nz
Admin mailbox - rma@tamatera.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
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FTAA-2511-1132

Josie Smith,
Chair
Ngāti Te Ata Claims Support Whānau Trust

Email: s 9(2)(a)

Tēnā koe Josie,

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Admin mailbox - taiao@ngatiteata.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1132
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FTAA-2511-1132

Aperahama Edwards
Ngātiwai Trust

Email: ngatiwai@ngatiwai.iwi.nz

Tēnā koe Aperahama,

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Tania McPherson - s 9(2)(a)

Appendix A – Project summary details

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FTAA-2511-1132

Paul Majurey

Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership

Email: s 9(2)(a)

Tēnā koe Paul,

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1132

Ashleigh McDonald
Te Kawerau Iwi Settlement Trust

Email: s 9(2)(a)

Tēnā koe Ashleigh,

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The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. 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 **20 working days** of receipt of this letter and copy of the application. 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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Antonia Croft (Advisor).

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Admin - admin@tekawerau.iwi.nz
Edward Ashby - s 9(2)(a) [REDACTED]
Te Warena Taua - s 9(2)(a) [REDACTED]

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

FTAA-2511-1132

Dame Naida Glavish
Te Rūnanga o Ngāti Whātua

Email: runanga@ngatiwhatua.iwi.nz

Tēnā koe Naida,

Invitation to provide written comments on an application for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Matakana Country Club Limited (the applicant) for referral of the Matakana Country Club project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

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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 information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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 – Antonia Croft (Advisor).

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



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Alan Riwaka - s 9(2)(a)
Ihapera Paniora - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1132
Project name	Matakana Country Club
Applicant name	Matakana Country Club Limited
Project summary details	<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 kilometre from Matakana Village, Rodney District, in the Auckland Region. The project comprises:</p> <ul style="list-style-type: none">• 208 independent living units• a 30-bed care facility• 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">• resource consents under the Resource Management Act 1991• archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014