



FTAA-2602-1169: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Drury Managed Fill

Date submitted:	27 February 2026	Tracking #: BRF-00458	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	5 March 2026

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 the Drury Managed Fill project 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	Rebecca Burton		
Acting Manager	Max Gander-Cooper	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location

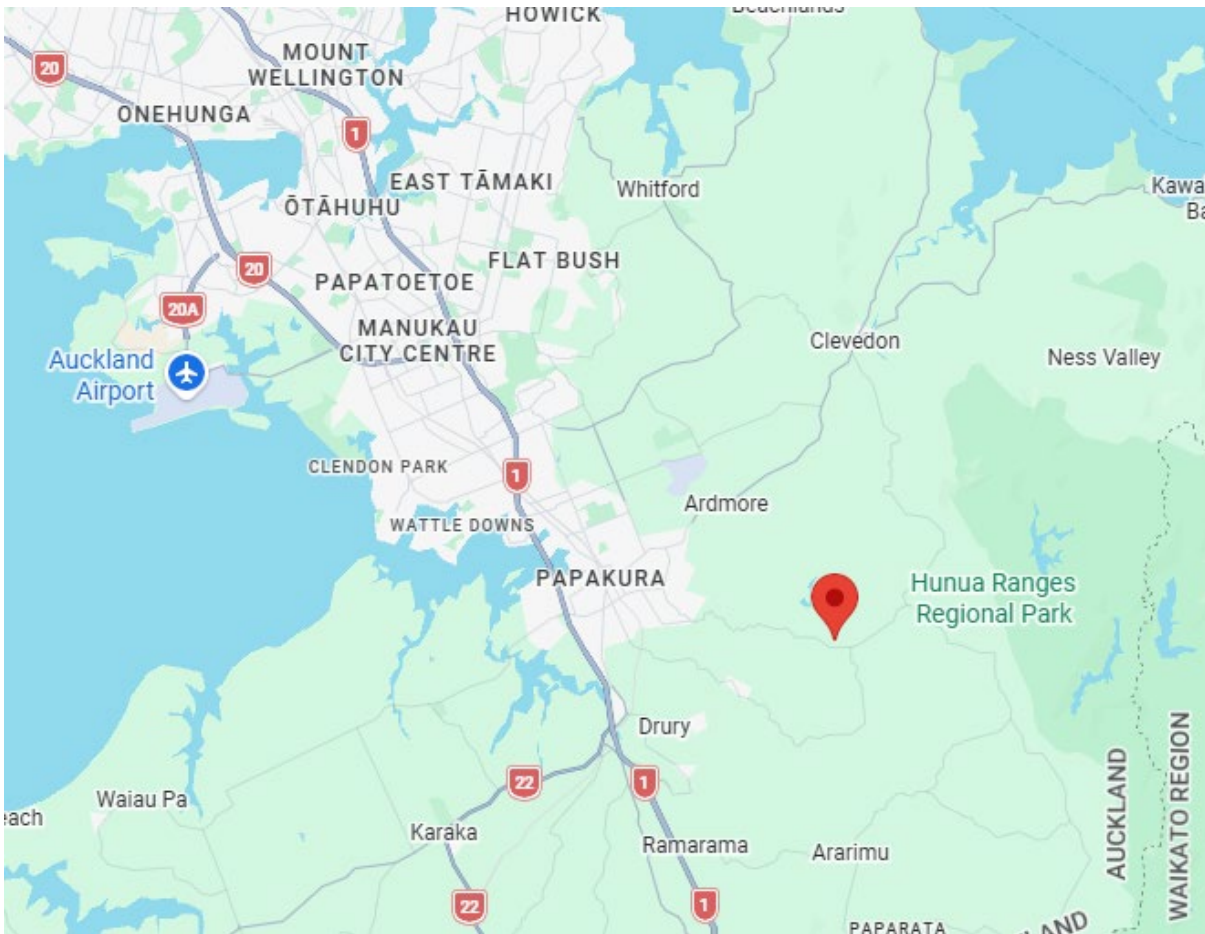


Figure 1; General location of project

Key messages

1. This briefing seeks your initial decisions on an application from Scarbro Environmental Limited (the applicant) to refer the Drury Managed Fill 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 inform your final decision on whether to refer the project.
3. The project is to establish and operate a new managed fill facility, at 362 Jones Road, Drury, Auckland.
4. The project comprises two separate areas of 9 hectares (ha) and 2 ha (including associated drains and sediment ponds) on the northern and southern sides of the site with corresponding estimated fill volumes of 720,000 cubic metres (m³) and 70,000m³, giving a combined fill volume of 790,000m³. The fill will operate for a period of 10 years. At the completion of the project the site will be grassed and returned to rural production use.
5. The project will require resource consents under the Resource Management Act 1991.

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 authority) including Auckland Transport and Watercare Services Limited)
 - b. Minister for the Environment
 - c. the parties are listed in Appendix 3 as the identified Māori groups from section 18(2) of the Act.
9. We recommend that you invite written comments from the following other persons under section 17(5) of the Act:
 - a. Minister for Regional Development
 - b. Minister for Economic Growth
 - c. Minister for Auckland
 - d. Minister for Building and Construction.
10. We recommend you request further information from the applicant and Auckland Council as the relevant local authority under section 20 as detailed in Table A.

Action sought

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

Signature



Ilana Miller
General Manager, Delivery and Operations

Table A: Stage 1 analysis

Project Name	Applicant	Project Location															
Project details	Drury Managed Fill	<p>Scarbro Environmental Limited c/- s 9(2)(a)</p> <p>Scarbro Environmental Limited is a NZ Limited Company and is eligible to apply for the approvals sought.</p>	362 Jones Road, Drury, legally described as Part Allotment 10 Parish of Hunua (RT: NA67C/593) and Allotment 264 Parish of Hunua (RT: NA67C/594).														
Project description	<p>The project is to establish and operate a new managed fill facility comprising two separate areas of 9 hectares (ha) and 2ha (including associated drains and sediment ponds) on the northern and southern sides of the site with corresponding estimated fill volumes of 720,000 cubic metres (m³) and 70,000m³, giving a combined fill volume of 790,000m³.</p> <p>The fill will operate for a period of 10 years and will comprise:</p> <ul style="list-style-type: none"> contaminated soil and other contaminated materials; natural materials such as clay, gravel, sand, soil, rock; inert manufactured materials such as concrete and brick. <p>The project comprises two main fill areas as described below;</p> <ol style="list-style-type: none"> <u>Northern Fill Area</u> <ol style="list-style-type: none"> 720,000m³ of fill over 5 stages 9 ha fill site area, with each stage being approximately 2 ha average fill depth of 8m maximum fill depth of 24m highest point of the site (223m Reduced Level (RL) increasing to 237m RL mounded landform shape with variable side slopes up to a maximum of 1:3, tying back into existing ground. <u>Southern Fill Area</u> <ol style="list-style-type: none"> 70,000m³ of fill over 1 stage 2 ha fill site area average fill depth of 3.5m maximum fill depth of 10m mounded landform shape with variable side slopes up to a maximum of 1:3, tying back into existing ground. <p>At the completion of the project the site will be grassed and returned to rural production use.</p>																
Consultation undertaken	<p>As required by section 11, the applicant has consulted with:</p> <table border="1" data-bbox="439 1287 2798 1503"> <thead> <tr> <th data-bbox="439 1287 744 1388">Relevant local authorities</th> <th data-bbox="744 1287 1041 1388">Relevant iwi authorities, hapū and Treaty settlement entities</th> <th data-bbox="1041 1287 1415 1388">Relevant MACA groups</th> <th data-bbox="1415 1287 1822 1388">Ngā hapū o Ngāti Porou</th> <th data-bbox="1822 1287 2418 1388">Relevant administering agencies</th> <th data-bbox="2418 1287 2798 1388">Holder of land to be exchanged</th> </tr> </thead> <tbody> <tr> <td data-bbox="439 1388 744 1503">Auckland Council</td> <td data-bbox="744 1388 1041 1503">Ngāti Tamaoho</td> <td data-bbox="1041 1388 1415 1503">Not applicable to this project</td> <td data-bbox="1415 1388 1822 1503">Not applicable to this project</td> <td data-bbox="1822 1388 2418 1503">Not applicable</td> <td data-bbox="2418 1388 2798 1503">Not applicable</td> </tr> </tbody> </table>					Relevant local authorities	Relevant iwi authorities, hapū and Treaty settlement entities	Relevant MACA groups	Ngā hapū o Ngāti Porou	Relevant administering agencies	Holder of land to be exchanged	Auckland Council	Ngāti Tamaoho	Not applicable to this project	Not applicable to this project	Not applicable	Not applicable
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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 you consider relevant:</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 Drury is identified by Auckland Council (AC) as a new regionally significant growth node within Auckland. The projected population of the new Drury-Opāheke area, at approximately 66,000 people, is comparable in scale to Napier City's current (2025) population. We recommend seeking feedback from AC on whether Council consider the projects meets their definition of infrastructure.</p> <p>The applicant states that appropriate infrastructure is required to enable the level of development required to support this projected population growth. The project will cater for the disposal of civil earthworks for a total of approximately 12,000 dwellings over the 10-year lifespan, in an efficient and cost-effective location. Therefore, the applicant states that the project will "deliver" new regionally significant infrastructure for Auckland by supporting urban development including residential and infrastructure construction in the Auckland region.</p> <p><i>Will 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) [s22(2)(a)(iii)]</i></p>																

	<p>The applicant states that managed fill sites are essential to enable urban development required by the National Policy Statement on Urban Development 2020 (NPS-UD), and Auckland's Drury – Opāheke Structure Plan. The applicant considers that there are currently insufficient managed fill sites available in the Auckland region to meet demand and to facilitate the necessary level of residential and infrastructure development within the region. The applicant states that the project will assist with achieving the efficient, cost effective and timely delivery of critical greenfield and brownfield development (including housing supply) and core infrastructure required to accommodate the NPS-UD and regional growth aspirations.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The economic analysis commissioned and submitted by the applicant estimates that the project could support civil earthworks for a total of 12,000 dwellings over the 10-year lifespan. The report concludes that 'based on average development and construction costs this would result in an estimated \$6 billion economic value.' The economic analysis submitted as part of the application provides the following quantified and qualitative economic benefits of the project:</p> <ol style="list-style-type: none"> 1. <u>Quantified direct and wider economic benefits</u> <ol style="list-style-type: none"> a. \$28m Net Present Value (NPV) of regional economic activity generated from the managed fill operations over 11 years (including one year of construction), supporting 100 full time job years. Or around 100 full time equivalent (FTE) years over the 2026-2037 project period b. conservatively lower transport costs equaling over \$10m (NPV) through to 2037 from the managed fill accommodation c. lower environmental costs (associated with transportation) totaling \$1.3m (NPV) through to 2037 from the managed fill d. directly contributing to the efficient provision of approximately \$6b (over the life of the project) of development value, with an example scenario resulting in potential delay cost reductions of \$85m e. in turn, this supports the efficiency and competitiveness of the \$8.6b per annum wider construction industry. 2. <u>Qualitative economic benefits for the wider regional market and communities</u> <ol style="list-style-type: none"> a. potential cost decrease in transportation costs, which lowers base development costs b. reduction in environmental impacts from reduced travel time and increased efficiency c. generating additional employment opportunities d. facilitating local and regional development at a faster rate. Insufficient disposal capacity can lead to increased construction costs, project delays, and reduced certainty for developers and infrastructure providers e. greater growth in local and regional economy f. rehabilitation of land. <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 civil earthworks operators such as the Scarbro Group are having to travel long distances to access sites to dispose of clean and managed fill. The project in the proposed location would reduce travel time and assist with the reduction of greenhouse gas emissions from vehicles. The applicant has offered to provide an expert report detailing the exact reductions to greenhouse gas emissions as part of the substantive process, if this referral is approved.</p> <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 range of Scarbro's civil earthworks and development projects currently include a range of climate change adaptation measures in preparing sites for the risks of natural hazards and climate change in the future. The applicant considers that the project will enable and facilitate these types of projects going forward.</p> <p><i>Will address significant environmental issues [s22(2)(a)(ix)]</i> The applicant has confirmed that they will be implementing a range of restoration and rehabilitation measures as part of the project with the intent of reducing and mitigating environmental effects. These measures include fencing and sediment treatment for the stream and wetland areas of the site and riparian planting both before and after the managed fill site is closed and the land restored to pastoral grazing. The applicant has highlighted that the consent process previously completed with AC resulted in a number of amendments to the project to reduce adverse effects on the environment. The applicant states that the remaining environmental issues that have the potential to have a more than minor adverse effect include traffic safety and landscape and visual values for the southern fill area. The applicant has proposed a range of upgrades to Hunua Road to increase traffic safety, these measures have been deemed sufficient by the applicant's traffic consultant, however during consideration of an RMA application for the project, AT concluded that these upgrades will not reduce or mitigate the potential adverse traffic safety effects to an acceptable level.</p> <p>It is not clear that the project could deliver the quoted benefits if Hunua Road is not upgraded. We recommend seeking further information from the applicant on whether the project is reliant on upgrades to Hunua Road and, if so, how those will be delivered and funded.</p> <p>We recommend seeking further information from Auckland Transport (via Auckland Council) on whether Hunua Road is proposed to be upgraded and if so when.</p> <p><i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant states the project is consistent with the Auckland Plan 2050 and Auckland Future Development Strategy 2023 – 2053 (FDS), which signal significant urban expansion in the southern Auckland corridor. Drury-Opāheke, Pukekohe and Paerata are identified as growth clusters that contain a mix of development-ready land and land earmarked for development in the next decade. The proposed managed fill facility would contribute to facilitating urban development in these areas, thereby supporting the aspirations of the FDS and NPS-UD.</p> <p>The applicant considers that the project has a critical role in facilitating the timely, cost effective and efficient implementation of AC's Drury – Opāheke Structure Plan with the projected population of the new Drury-Opāheke area, being approximately 66,000 people.</p> <p>The applicant considers that the proposal is consistent with the strategic direction set out in the Auckland Plan by contributing to the disposal of soil from land development, near areas earmarked for future urban growth. The applicant also notes that the rural environment is identified in the Auckland Unitary Plan (Operative in Part) 2016 (AUP(OP)) as suitable for managed fill deposition.</p>
Referring the project to the fast-track approvals process [section 22(1)(b)]	<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></p> <p>The applicant lists the benefits of the fast-track approvals process as follows:</p> <ol style="list-style-type: none"> a. seeking the necessary consents under the RMA through the fast-track process would be much timelier and more cost-effective than continuing to pursue the RMA process b. outside of the FTAA process, the project is subject to a prolonged and complex consenting process that would add additional delays to reaching a decision. In the event of the decision not being approved by the hearing panel, appeals to the Environment Court may add further costs and delay of another 12 – 18 months (minimum) to the approval process. <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i></p>

	<p>The applicant considers that the project is a fairly simple development, with it being limited in size, scope and complexity. The only necessary consents are resource consents under the RMA and there are no complicating factors.</p> <p>The applicant highlights that the majority of the work for the substantive application has already been completed through the recent RMA consent process with AC, causing a range of expert and technical evidence to be already prepared, and reviewed by AC, and public submitters.</p> <p>The applicant notes that the project has been revised in response to feedback received and that this will greatly increase the efficiency of the substantive process, and that there will be no material effect on the efficient operation of the fast-track approvals process.</p>		
Minister invites comments	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <ul style="list-style-type: none"> a. Relevant local authorities: Auckland Council (which includes Watercare Services Limited and Auckland Transport) b. Minister for the Environment c. 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> <ul style="list-style-type: none"> a. Minister for Regional Development b. Minister for Economic Growth c. Minister for Auckland – as the project is located within the Auckland region and intends to support regional growth and development. d. Minister for Building and Construction- as the project intends to support building and construction through the provision of significant infrastructure. 	<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> <ul style="list-style-type: none"> a. Auckland Council <ul style="list-style-type: none"> i. if there are any upgrades planned for Hunua Road by Auckland Transport and, if so, when these upgrades are expected to commence ii. if Auckland Council considers the project meets the definition of 'infrastructure'. b. The applicant <ul style="list-style-type: none"> i. if the project is reliant on upgrades to Hunua Road and, if so, when these are intended to be delivered and by whom (including who will provide the funding).
Recommendation			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 them, 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 Drury Managed Fill 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:			
i. Auckland Council as the relevant local authority under section 17(1)(a)			Yes / No
ii. Minister for the Environment under section 17(1)(b)			Yes / No
iii. the parties in Appendix 3 as the Māori groups under section 17(1)(d)			Yes / No
iv. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified			Yes / No
h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5):			
i. Minister for Regional Development			Yes / No
ii. Minister for Economic Growth			Yes / No
iii. Minister for Auckland			Yes / No
iv. Minister for Building and Construction			Yes / No
i. Agree to seek further information from the applicant under section 20 on if the project is reliant on upgrades to Hunua Road and, if so, when these are intended to be delivered and by whom (including who will provide the funding).			Yes / No
j. Agree to seek further information from the local authority (Auckland Council) under section 20 on:			
i. if there are any upgrades planned for Hunua Road by Auckland Transport and, if so, when these upgrades are expected to commence			Yes / No

ii. if Auckland Council considers the project meets the definition of 'infrastructure'.	
k. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
l. Agree to send the email to 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 s17(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 Drury Managed Fill project

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

Name of group	Type of group (section of Act)
Ngāi Tai ki Tāmaki Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāi Tai ki Tāmaki Claims Settlement Act 2018)
Te Ākitai Waiohua Waka Taua Inc	iwi authority (s18(2)(a))
Ngāti Tamaoho Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Tamaoho Claims Settlement Act 2018)
Ngāti Pāoa Iwi Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Pāoa Claims Settlement Act 2025)
Ngāti Maru Rūnanga Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Tamaterā Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Incorporated Society	iwi authority (s18(2)(a))
Ngāti Te Ata Claims Support Whānau Trust	iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Hako Tūpuna Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a)), other Māori group with relevant interests (s18(2)(k))
Te Whakakitenga o Waikato Incorporated	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)), other Māori groups with relevant interests (s18(2)(k))
Hauraki Māori Trust Board	other Māori group with relevant interests (s18(2)(k))
Te Ahiwaru Trust	other Māori group with relevant interests (s18(2)(k))