
FTAA-26605-1230 Oakland Estates

From Helen Willis s 9(2)(a)

Date Thu 14/05/2026 12:19 PM

To s 9(2)(a) s 9(2)(a)

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

Hi Maisie

Thanks for the call earlier. As discussed, there are some matters we are seeking some further information/clarification regarding the Oakland Estates application (the project) under the Fast-track Approvals Act 2024 (the Act):

1. Confirmation on which option is to be taken forward, i.e. whether the project is to include a retirement village or whether this will be substituted for additional housing. In addition, clarification on the proposed benefits associated with that project description, particularly economic benefits and approximate number of allotments to be delivered.
2. It is noted in the application that the project will involve works including a reservoir and potentially restoration/offset planning along riparian margins if that is required. Please provide further information or confirm if these works are to be included in the project description.
3. Confirmation on whether the project will include any works with a prohibited activity status under the NES:F or RMA.
4. Section 13(4)(h) requires an application to include a description of the anticipated and known adverse effects of the project on the environment **and the significance of those adverse effects**. Please provide a summary to this effect for potential cultural, infrastructure and ecology effects.
5. Further information on the two Compensation Certificates under the Public Works Act 1981 registered against record of title 1024234 for the project site, including any implications this may have for project delivery.
6. Regarding consultation/notification requirements under sections 13(4)(k) and 13(4)(ka) of the Act, further information on how consultation and/or notification requirements have been met for the following three iwi groups who did not attend the hui on 28 April 2026 (including whether any responses to the follow up information was received):
 - a. Ngāti Tama ki Te Tau Ihu

- b. Te Ātiawa o Te Waka-a-Māui
- c. Rangitāne o Wairau

Please provide this information by **Monday 18 May COB**. As discussed, if further time is required for provision of this information, section 14 of the Act allows for a 'pause' of the statutory clock for up to five working days.

Ngā mihi

Helen Willis ([she/her](#)).

Advisor / kaiwhakahaere

Ministry for the Environment | Manatu Mo Te Taiao

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