

File ref: 26-BRF-02107 / FTAA-2602-1172

18 August 2026

Nick Turley
Devonport Property Management Limited (the applicant)
email: s 9(2)(a)

c/- Vijay Lala
Tattico Limited (the agent)
email: s 9(2)(a)

Dear Vijay and Nick

Section 28 – Notice of Decisions on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities and all associated works and infrastructure. The project area is approximately 6126m² located in the Devonport Town Centre area, in the Auckland Region.

The project involves the project area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes:

- a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial and retail activities at ground level
- b. new buildings that will range in building height from four to eight storeys, with up to two basement levels
- c. the adaptive re-use of buildings fronting Victoria Road within the project area including all heritage listed places and buildings fronting onto Victoria Road within the project area.

The project will be supported by required associated works and ancillary infrastructure, which includes:

- a. pedestrian/walkable and bikeable connections (laneways and a central courtyard)

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- b. carparking (ranging between 80 and 200 carpark) and loading facilities
- c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³)
- d. water supply, stormwater (including any required flood mitigation measures) and wastewater services.

The applicant seeks the following approvals via the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Act
- b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act.

Statutory framework for referral applications

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- a. the Minister is satisfied that the project does not meet the criteria in section 22
- b. the Minister is satisfied that the project involves an ineligible activity
- c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is a development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

- ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. the project is a development project that would have significant regional benefits [section 22(1)(a)] because it:
 - i. would increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment [section 22(2)(a)(iii)] with:
 - 1. the development of residential apartments comprising approximately 80–90 units, visitor accommodation comprising approximately 50–rooms and commercial and retail ground space within the Devonport Town Centre area. The mix of uses and new public access spaces creating walkable and bikeable connections are intended to serve the local community and increase visitation to Devonport as a destination, and patronage of public transport services including the ferry.
 - ii. will deliver significant economic benefits [section 22(2)(a)(iv)] by providing:
 - 1. approximately \$358 million injected into the construction industry over five years; and directly sustaining the equivalent of approximately 1,198 FTE construction workers working for one year, on average approximately 240 FTE's sustained over 5 years; wider employment across sectors to support construction is forecast to sustain the equivalent of 3,688 workers for one year
 - 2. an increase in Auckland's Regional GDP between approximately \$313 million and \$355 million, and nationally by between approximately \$355 million and \$402 million
 - 3. an estimated 65,000–130,000 additional domestic visitors per annum and an estimated 17,600–35,300 international visitors; additional day visit tourists are expected to spend between approximately \$8.3 and \$16.6 million per annum; hotel guest expenditure on accommodation and retail is estimated at approximately \$7.5 million and \$8.6 million annually
 - 4. an additional 80–90 apartments will add between approximately \$1.28 million and \$1.45 million in annual retail spend locally; between 40 and 58 new workers will add between approximately \$24,000 to \$35,000 per annum, mostly on food and beverages
 - 5. approximately \$15 million and \$20.7 million annually additional spend from tourists, new households and workers resulting in an increase in Auckland's Regional GDP by between \$213 million and \$414 million over 35 years (direct and indirect and induced effects)
 - 6. total project economic impacts – combining construction effect and ongoing operational is an additional GDP of between approximately \$568 million and \$789 million over 35-years.

- b. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a timelier and more cost-effective way than under normal processes because it precludes public and limited notification in an RMA context and enables multiple approval types under specific Acts to be considered under a singular process, and appeals under the Act are to the High Court and limited to points of law.
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess where multiple approval types are sought under the fast-track approvals process.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) of the Act.

Specified matters for accepted referral application

1. Devonport Property Management Limited, who lodged the referral application, as the persons who are authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, email: referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

If you have any queries about the substantive process, email: contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decisions on accepted referral application

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Section 28(1)(a)(i) – the applicant	Devonport Property Management Limited
Section 28(1)(a)(ii) – anyone invited to comment on the application	
<i>Relevant local authorities</i>	Auckland Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister for Arts, Culture and Heritage
<i>Relevant administering agencies</i>	Heritage New Zealand Pouhere Taonga
<i>Māori groups under section 17(d)</i>	- Hako Tūpuna Trust - Hauraki Māori Trust Board - Ngaati Whanaunga Ruunanga Trust - Ngaati Whanaunga Incorporated Society - Ngāi Tai ki Tāmaki Trust - Ngāti Koheriki Claims Committee - Ngāti Maru Rūnanga Trust - Ngāti Pāoa Iwi Trust - Ngāti Tamaoho Settlement Trust - Ngāti Tamatera Settlement Trust - Ngāti Te Ata Claims Support Whānau Trust - Ngāti Whātua Ōrākei - Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership - Te Ākitai Waiohua Settlement Trust - Te Ākitai Waiohua Waka Taua Inc - Te Kawerau Settlement Trust - Te Patukirikiri Iwi Trust - Te Rūnanga o Ngāti Whātua - Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership
<i>Any other persons under section 17(5)</i>	Minister for Economic Growth Associate Minister of Housing Minister for Tourism and Hospitality
Section 28(2) – other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	No additional administering agencies have been identified beyond those listed above.