

Hon Tama Potaka

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



30 JAN 2026

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

Tēnā koe Hon. Bishop

Thank you for the invitation to comment on the fast-track consent application for development at 120 Tongue Farm Road, Matakana of a master-planned retirement community providing 208 independent living units, a 30-bed care facility, and a range of communal and recreational amenities, including a clubhouse, café/restaurant, health spa, art centre, workshop, and open space network.

I understand that demand for retirement accommodation in Rodney is significant, with population growth among older age groups a key driver. It is important that we provide for our growing older population by ensuring there are a range of housing choices. Demand for care beds is also expected to exceed supply within five years. Provision of these retirement units and care beds would help to address these shortages. As with any additional supply, this would also have positive flow-through effects on the wider housing market.

The site has proximity to amenities in Matakana town centre. There is no direct public transport connection, although bus route 997 operates from Matakana township to Warkworth.

It is likely that Council and Watercare will raise concerns with this application from a planning and infrastructure perspective. The site is currently zoned Rural Coastal Zone and General Coastal Marine Zone and is constrained by some planning overlays. These would be examined at the detailed consenting stage.

On these bases, I support this application proceeding to the detailed consenting stage.

Mauriora,

A handwritten signature in black ink that reads "Tama Potaka".

Hon Tama Potaka
Associate Minister of Housing

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

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

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

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

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

Minister's signoff



Hon Casey Costello

Minister for Seniors

15/1/26

Date

Hon Casey Costello

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



15 JAN 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Fast-track Approvals Act referral application: Matakana Country Club, FTAA-2511-1132

Dear Chris,

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

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

- The construction of 208 independent living units and a 30-bed care facility.

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

Sincerely,

A handwritten signature in blue ink, appearing to be 'Casey Costello', with a long horizontal stroke extending to the right.

Hon Casey Costello

Minister for Seniors



Comments on referral application under the Fast Track Approvals Act 2024

Matakana Country Club, FTAA-2511-1132

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	Ben Henson
Contact Number	s 9(2)(a)
Email	fasttrack@heritage.org.nz

General Comments

1. Matakana Country Club Limited (Applicant) has lodged an application for referral of the Matakana Country Club (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application. These have been assessed and HNZPT comments as follows:

Consultation and Engagement

4. The applicant has engaged with Heritage New Zealand Pouhere Taonga, and a pre-application meeting was held on 8 October 2025.

Archaeological Authority Application

5. The Applicant has provided an archaeological assessment that identifies 2 recorded archaeological sites within the project area. The works proposed as part of the project will modify or destroy those recorded sites. In addition, numerous sites have been recorded in the vicinity, indicating there is potential to encounter further archaeological material or sites. As such, an archaeological authority is required prior to those works commencing.

Effects on Archaeological Values

6. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.
7. This has been discussed with the Applicant and will continue through the application process.

Conclusion



8. If the project is referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:
- A fulsome archaeological assessment;
 - Appropriate methodologies and strategies proposed;
 - Appropriate draft management plan and research strategy;
 - Evidence of appropriate consultation with tangata whenua; and
 - Appropriate draft conditions.

Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



20 JAN 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ-0025854

Dear Chris

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

- Out of Scope
- [Redacted]
- Matakana Country Club, FTAA 2511-1132
- Out of Scope
- [Redacted]
- [Redacted]

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

Out of Scope

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Out of Scope



Matakana Country Club – FTAA 2511-1132

The proposed application is to establish a retirement village near Matakana in the Auckland region over a six-year development period. The development includes the construction of 208 standalone villas, 30 full-time care units, and amenities.

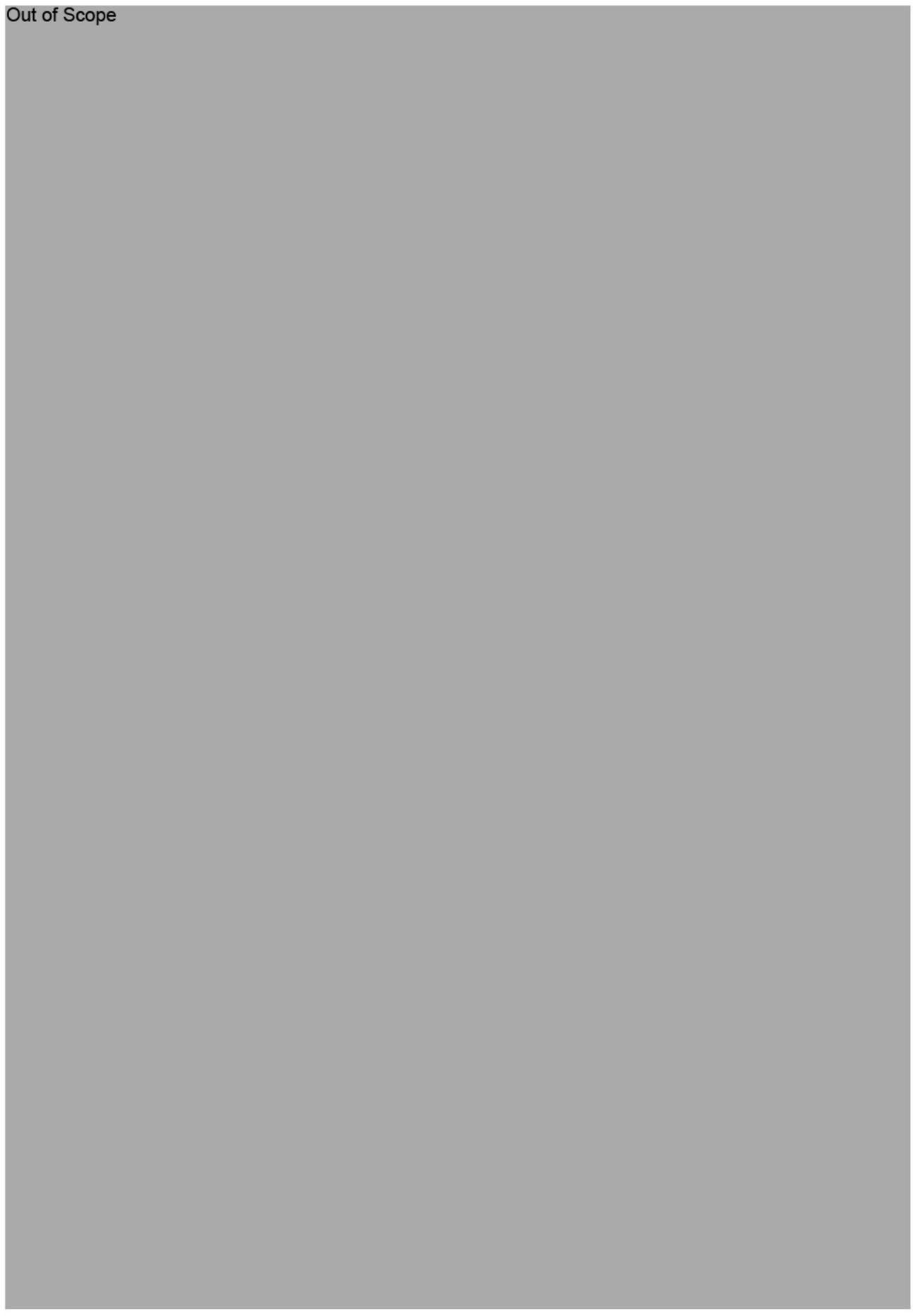
According to the economic assessment provided by the applicant, the estimated total direct and indirect economic impact within the Auckland region is \$425 million net present value, and full-time employment for 810 people in the peak development and operational year.

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

Out of Scope



Out of Scope



Out of Scope

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nicola Willis', with a stylized flourish at the end.

Hon Nicola Willis
Minister for Economic Growth

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

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

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview | Fast-track website](#)

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

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

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

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Auckland Council		
*First name	Fennel		
*Last name	Mason		
Postal address	Private Bag 92300 Victoria Street West Auckland 1142		
*Contact phone number	s 9(2)(a)	Alternative	09 301 0101
*Email	s 9(2)(a)		

2. Please provide your comments on this application
<p>Thank you for the opportunity to provide input into the Matakana Country Club project.</p> <p>The following outlines the responses to the invitation for comments received by Auckland Council on 08 December 2025. This response has been compiled based on input from a range of experts from Auckland Council including Healthy Waters (Stormwater), Policy Planning, Ecology, Economist, Landscape, Urban Design, as well as comments from Council Controlled Organisations including Auckland Transport and Watercare Services Limited.</p> <p>The response also includes the responses to the specific questions raised in the invitation for comment.</p> <p>Note: Auckland Council submitted a response for this project on 15 January 2026. This response has since been updated to reflect the amendments to the National Policy Statement for Highly Productive Land (NPS-HPL) introduced on 18 December 2025.</p>

Question 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.

Auckland Council confirms that no competing applications have been lodged.

Question 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.

Auckland Council confirms that no such consents exist in this instance.

Question 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.

Regional and National Benefit

The economic assessment provided in the referral application has been reviewed by Council's consultant economist in relation to the regional benefit. The following is noted in summary of the assessment provided.

- The applicant's economic assessment (PEL report) suggest a construction cost of approximately \$1.7 million per unit (when dividing the total cost by the number of units). This is significantly higher than typical retirement village build costs in Auckland and the local Rodney area. Generally, this fall below \$1 million per unit. In this regard, there is an overestimation that has the potential to artificially inflate the calculated regional GDP impact.
- The economics assessment provided assumes a six-year period for full build-out and occupation. In this regard, the Net Latent Demand Report suggests an 8-10 year horizon is more realistic for absorption. A longer timeframe would result in a lower Net Present Value (NPV) than suggested in the PEL report.
- The Act requires the demonstration of net new regional benefit. The applicant's assessment does not distinguish between new economic activity and activity that is simply transferred from other parts of Auckland. It is likely that a significant share of the residents and associated spending would remain within the Auckland region regardless of whether this specific project proceeds.
- While the economic assessment asserts that the proposal is "regionally significant," no formal Cost Benefit Analysis (CBA) has been provided or included in the referral. This is the standard Treasury methodology for assessing high-impact projects. In this regard, the applicant has not demonstrated that the benefits of the project (such as GDP from

construction) actually outweigh the costs (such as infrastructure pressure and loss of rural land).

- The assessment does not quantify the loss of existing economic activity. The site is currently productive rural land used for livestock grazing. The permanent removal of this land from primary production constitutes an economic cost that has not been factored into the net benefit calculation provided in this referral application.
- The rural location introduces several economic inefficiencies not addressed in the PEL report, including high car dependency, lack of walkable access to amenities, and distance (over 50 minutes) from comprehensive medical care. These factors create long-term social and economic costs for residents and the region that have been excluded from the current assessment.
- The Council has not identified any infrastructure or transport related benefits from the proposal that would contribute to the region. Specifically, the proposal is not supported by any, public transport provision, regional freight movement, strategic accessibility, roading and capacity upgrades, or modal shifts.

It is further noted from a planning perspective that, while the project provides 208 villas, this represents a negligible fraction of housing delivery within the Auckland region. For context, over 14,000 dwellings were consented in Auckland in the year ending March 2025, with the proposal representing less than 1.5% of this figure. The project's contribution to regional housing supply is considered minimal and, in our view, does not meet the threshold of regional significance.

Overall, we consider that the referral material does not demonstrate that the proposal is of regional significance or benefit. The proposal is not of a scale, and not in a location that would deliver benefit to the Auckland region. For clarity, there will be no national benefit from this proposal.

Alignment of Proposal against Relevant Plan, Policy and Strategy

The following points summarize the assessment of the proposal's alignment with the Auckland Unitary Plan (AUP), the Future Development Strategy (FDS), and National Policy Statements (NPS). The following is noted from a planning and policy perspective:

- We consider that the proposal is an urban scale development outside the defined Rural Urban Boundary (RUB). This is a rezoning by resource consent, which is contrary to the Regional Policy Statement (RPS) objectives B2.2.1 and B2.2.2. These policies direct that urban growth be integrated, orderly, and facilitated through structure planning and plan change processes, rather than site-specific consents in rural zones.
- The proposal is at odds with the overall thrust of the Rural Coastal Zone (H19.5), which seeks to maintain a low density of buildings and avoid sprawling or sporadic development. The proposed density (approx. 3 villas/ha) is roughly 150 times the anticipated dwelling density for this zone (1 dwelling per 50ha).

- The 73.9ha site consists of Class 3 (LUC 3) soils. We acknowledge the December 2025 amendments to the National Policy Statement for Highly Productive Land (NPS-HPL). Under the amended Clause 3.5(7)(b)(iii) and Clause 3.6(6), LUC 3 land is now exempted from the transitional definition of highly productive land for resource consent applications (for activities other than rural lifestyle) and from restrictions on urban rezoning.
- While the proposal may no longer be directly contrary to the specific directives of the NPS-HPL, it remains inconsistent with the Auckland Regional Policy Statement (RPS) Objectives B9.3.1 and Policies B9.3.2. These provisions require that land containing prime soil (LUC 3) be managed to enable its capability and accessibility for primary production, and explicitly discourage new development on such land that does not depend on the soil resource. The permanent removal of 73.9ha of prime soil for an urban-scale settlement represents a significant loss of regional productive potential.
- Under Objective H19.5.5.2, development in this area must be integrated with growth in identified rural/coastal settlements. The proposal is an isolated "urban style" development that does not align with the established centres hierarchy or the planned expansion of townships such as Warkworth.
- It is also noted that one of the options presented in relation to wastewater disposal is to service the proposal via the public network. In this regard, we note that the site sits outside of the growth areas that are live zoned or subject to the Future Urban Zone. The site is not identified or anticipated for public infrastructure upgrades by asset owners, as well as the Future Development Strategy. The Council does not support the connection to the public network, or any infrastructure upgrades that would otherwise require the Council's investment to facilitate the development. Should the project proceed, the Council recommends the options contained in the civil engineering reporting be pursued.

Based on the review of the application from a landscape perspective, the following is noted.

- The "clustered" approach is noted to be concentrated on the northern side of the site. However, it still involves an urban scale and repetitive arrangement that would not maintain the open, rural-coastal landscape expected in the zone.
- The proposal would significantly change the landscape from a working rural environment to a permanent urban settlement. The visual catchment is wide, impacting recreational users of the Matakana River and neighbouring elevated properties. The reliance on mitigation planting (which takes 10+ years to establish) means the landscape values will be compromised in the short to medium term.
- In this regard, the proposal is inconsistent with Policy H19.2.4 of the Zone. The policy requires a general absence of "urban type and scale" infrastructure and fewer buildings of an urban nature. The proposal's scale, associated curtilage, and required services (parking, lighting, signage) do not meet these "working rural environment" characteristics.

Overall, we consider that the proposal is not in alignment with the thrust of the Rural Coastal Zone, the Regional Policy Statement, and the Future Development Strategy.

Other Matters

The following are other matters not covered in the analysis and assessment above, that have been identified by the review by the Council as it relates to infrastructure, transport, natural hazards, and ecology.

Infrastructure and Transport

- Auckland Transport identifies the proposal as a car-centric urban development in a remote rural setting. Further detailed analysis and assessment are required in relation to concerns regarding the Leigh Road/Tongue Farm Road intersection, where increased right-turning traffic into a high-speed (80km/h) environment creates a safety risk.
- The Council and AT support the applicant's proposal to seal the currently unsealed section of Tongue Farm Road up to the site accesses. This is considered a necessary upgrade given that the development is expected to double the current Average Daily Traffic on this road.
- Tongue Farm Road is a key link in the Matakana Cycle Trail. AT recommends the applicant provide a dedicated rural path along the western side of Tongue Farm Road to safely accommodate foot and wheeled traffic (including mobility scooters) between the site and Matakana Town Centre.
- Watercare (WSL) does not support the provision of public water or wastewater services to rural-zoned land such as in this instance. As the site is outside identified growth areas, no capacity has been provided for it in Watercare's Business Plan, Asset Management Plan, or Funding Plan.
- It is further noted in relation to wastewater that providing a connection to public wastewater networks (as per the applicant's "Option 1") would significantly impact available capacity for planned growth in anticipated areas, potentially breaching limits for the Omaha Wastewater Treatment Plant (WWTP).
- In this regard, Watercare does not support connection to the public network and prefers the applicant's proposed private on-site wastewater disposal options (Options 2 or 3). It is recommended that any such private scheme be held to high standards to ensure no impact on the receiving environment and be subject to robust long-term governance for maintenance and financial sustainability.
- In terms of stormwater, Healthy Waters confirms the site cannot be authorized under the Region Wide Network Discharge Consent. All stormwater infrastructure must remain private, necessitating standalone discharge and diversion consents.

Natural Hazards

- Should the proposal proceed, a comprehensive site-specific flood assessment will be required. Given the site's position directly adjacent to the coast, there are no properties downstream that would be subject to effects relating to flooding as a result of the proposed development. The Council can provide assistance in further assessment, ensuring that appropriate parameters are established and to confirm any relevant assumptions.

Ecology

- We note that the subject site is highly disturbed, making wetland delineation critical. Evidence of hydric soils and hydrology is required to distinguish wetlands from wet pasture in preparing the delineation assessment. The proposal has the potential to impact on the riparian margins and wetland buffers, particularly from roading and building footprints.
- In addition to the above, detailed assessment of groundwater drawdown on existing wetlands would be required. The proximity to the Marine Significant Ecological Area (SEA) requires management of construction-phase contaminants and long-term stormwater quality to prevent degradation of the sensitive estuarine receiving environment.

Community Support

- While noting the above assessment that considers the proposal does not provide regional benefit, we acknowledge the general support within the local community for a development of this type on the subject site. The Council has considered the comments provided in the referral material, as well as high level comments provided by the Rodney Local Board.

Conclusion

Auckland Council considers that the proposal conflicts with the relevant statutory provisions of the Auckland Unitary Plan. The project represents an urbanization of a site currently zoned as the Rural Coastal Zone, that sits outside the Rural Urban Boundary that risks undermining the integrity of the Plan and the long-term preservation of the region's prime productive soils. While the amended NPS-HPL (December 2025) provides an exemption for LUC 3 land, the proposal remains inconsistent with the Auckland Regional Policy Statement, which seeks to protect the productive potential of these finite soil resources from inappropriate urbanization. It is also considered that regional benefits asserted within the referral material appear to be overstated and not demonstrated. Overall, Auckland Council considers that the proposal does not meet the threshold of "regional or national significance" as intended by the Fast-track Approvals Act 2024.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Fennel Mason', with a small mark to the right.

Fennel Mason

Principal Project Lead

Division of Planning and Resource Consents

Auckland Council

From: [Infrastructure Portfolio](#)
To: [FTAreferrals](#)
Subject: FW: CORPG4200 / 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: Thursday, 11 December 2025 2:18:16 pm

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Sent: Thursday, 11 December 2025 12:19 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: RE: CORPG4200 / Invitation to comment on Fast-track referral application for the Matakana Country Club project under the Fast-track Approvals Act 2024 – FTAA-2511-1132

Kia ora,

No comment from Minister Goldsmith.

Kind Regards,



Office of Hon Paul Goldsmith
Minister for Arts Culture and Heritage | Minister of Justice
Minister for Treaty of Waitangi Negotiations | Minister for Media and Communications

Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Sent: Friday, 5 December 2025 9:46 am
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Casey Costello (MIN) <C.Costello@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Cc: FTAreferalls <ftareferalls@mfe.govt.nz>
Subject: CORPG4200 / Invitation to comment on Fast-track referral application for the Matakana Country Club project under the Fast-track Approvals Act 2024 – FTAA-2511-1132

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
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