

FTAA-2605-1234: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Shannon Farm Residential and Commercial Extension

Date submitted:	29 May 2026	Tracking #: 26-BRF-01464	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	8 June 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: - Statutory framework summary - Application documents for Shannon Farm Residential and Commercial Extension project - 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	Helen Willis		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location



Image 1: project location within Cromwell

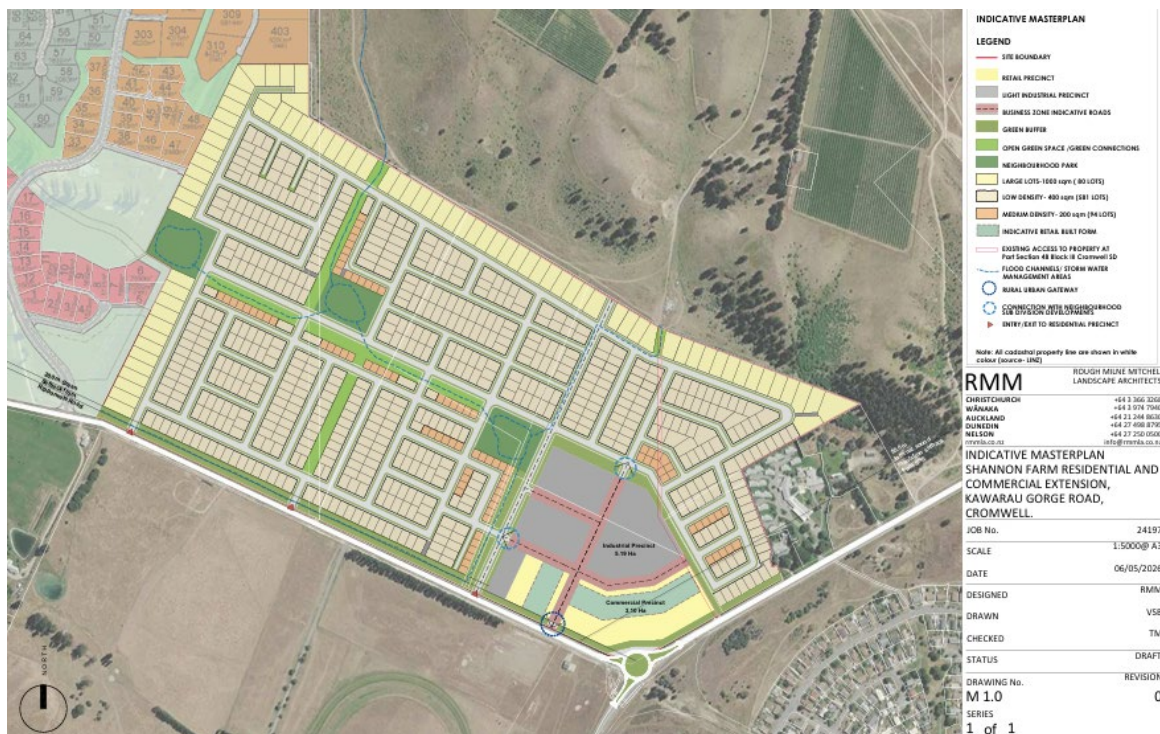


Image 2: proposed site layout

Key messages

1. This briefing seeks your initial decisions on an application from Rippon Holdings Limited and Rippon Investments Limited (the applicant) to refer the Shannon Farm Residential and Commercial Extension 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 seeks subdivision and land use consents for a master-planned community development across approximately 70 hectares on the north-western edge of Cromwell, in the Central Otago District.
4. The project includes:
 - a. staged subdivision of land and development of approximately 755 residential lots at a range of densities
 - b. subdivision to enable approximately 5.19 hectares of light industrial commercial land
 - c. subdivision to enable approximately 3.1 hectares of retail and mixed-use commercial land
 - d. an interconnected network of landscaped parks and green corridors, network upgrades and connections to three waters servicing
 - e. associated bulk earthworks, access arrangements and supporting infrastructure including local transport connections.
5. The project will require the proposed approvals:
 - a. resource consents under the Resource Management Act 1991
 - b. approvals under the Wildlife Act 1953.
6. The applicant advises that a single substantive application is intended to seek approval for subdivision, all residential development, and the enablement of retail/commercial and industrial land uses within the commercial precinct. Separate resource consent application(s) will be required for buildings within the commercial precinct, which the applicant intends to apply for outside of the fast-track approvals process.
7. The project is adjacent to an existing rural lifestyle development (Shannon Farm), which is owned by the applicant's subsidiary company and has been consented for subdivision. The applicant intends to integrate the project with this development.
8. The project site has previously been the subject of an intensive cherry orchard which ceased operation effective from 31 March 2026 due to sustained financial losses.
9. The project site is located within the Rural Resource Area and Rural Resource Area (Rural Residential Notation) zones and contains predominantly LUC 3 soils. This may trigger provisions of the National Policy Statement for Highly Productive Land (NPS-HPL); however, the applicant asserts that the project will not meet the definition of highly productive land for the purposes of the NPS-HPL and the project does not involve works with a prohibited activity under the Act. While prohibited activity is a potential ground for declining a referral application under section 21(5) of the Act, section 21(7) clarifies that

the presence of a prohibited activity does not, in itself, preclude referral. If the project is referred and a substantive application lodged, the presence and extent of any highly productive land would likely be considered by an expert panel.

10. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
11. 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.
12. 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. Otago Regional Council and Central Otago District Council as the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the following other relevant portfolio Ministers:
 - i. Associate Minister of Housing, as the project involves residential development
 - ii. Minister of Conservation, as the project will require Wildlife Act 1953 approvals
 - d. Department of Conservation as the relevant administering agency
 - e. the parties in Appendix 3 as the identified Māori groups.

13. We recommend that you invite written comments from the following as additional persons under section 17(5) of the Act:
- a. the Minister for Regional Development, as the project proposes a potentially significant development
 - b. the Minister for Economic Growth, as the project proposes potentially significant economic benefits
 - c. the Chief Executive of NZ Transport Agency Waka Kotahi, as the project proposes connections to, and is in close proximity to, State Highway 6.
 - d. the Chief Executive of Aurora Energy Limited, as the project site is subject to easements in favour Aurora Energy Limited that are required to be surrendered, with consent, to enable the proposed works.

Action sought

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

Signature

A handwritten signature in blue ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

	Project Name		Applicant		Project Area	
Project details	Shannon Farm Residential and Commercial Extension (the project)		Rippon Holdings Limited and Rippon Investments Limited (the applicant)		Approximately 70 hectares on the north-western edge of Cromwell, in the Central Otago District.	
Project description	The project seeks subdivision and land use consents for a master-planned community development across approximately 70 hectares on the north-western edge of Cromwell, in the Central Otago District. The project includes: a. staged subdivision of land and development of approximately 755 residential lots at a range of densities b. subdivision to enable approximately 5.19 hectares of light industrial commercial land c. subdivision to enable approximately 3.1 hectares of retail and mixed-use commercial land d. an interconnected network of landscaped parks and green corridors, network upgrades and connections to three waters servicing e. associated bulk earthworks, access arrangements and supporting infrastructure including local transport connections. The project will require the proposed approvals: a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953. The applicant advises that a single substantive application is intended to seek approval for subdivision, all residential development, and the enablement of retail/commercial and industrial land uses within the commercial precinct. Separate resource consent application(s) will be required for buildings within the commercial precinct, which the applicant intends to apply for outside of the fast-track approvals process. The project is adjacent to an existing rural lifestyle development (Shannon Farm), which is owned by the applicant’s subsidiary company and has been consented for subdivision. The applicant intends to integrate the project with this development.					
Notification and/or consultation undertaken	As required by section 11, the applicant has:					
	Notified in writing, the relevant local authorities	Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities	Consulted, the relevant MACA groups	Consulted, ngā hapū o Ngāti Porou	Notified in writing, the relevant administering agencies	Notified in writing, the holder of land to be exchanged
	- Otago Regional Council - Central Otago District Council	- Te Rūnanga o Ngāi Tahu - Aukaha - Te Ao Mārama - Te Rūnanga o Awarua - Komiti - Te Rūnanga o Moeraki - Hokonui Rūnaga - Kāti Huirapa Rūnaka ki Puketeraki - Te Rūnanga o Ōtākou - Te Rūnanga o Ōraka-Aparima - Waihōpai Rūnaka	N/A	N/A	Department of Conservation	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	The Minister <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)] No GPS has been identified as relevant to the application. You <u>may</u> consider any of the following matters, or any other matters the Minister considers relevant: <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> The applicant considers the project would increase housing supply by enabling approximately 755 new dwellings and contribute to a well-functioning urban environment by supporting the provision of sufficient development capacity to meet expected housing demand, facilitate urban growth in a consolidated and planned manner, and promote efficient use of urban land and infrastructure. The project proposes a wide range of dwelling sizes and types including terraced, duplex and detached dwellings. The applicant considers this diversity gives effect to policy 1 of the National Policy Statement on Urban Development 2020 and is critical in providing a range of smaller and more affordable dwellings to meet the rapidly evolving needs of the area – noting that the project includes sections considerably smaller than Cromwell’s existing housing stock (with the project proposing an average section size of 440m² compared to an average of approximately 875m²).					

	<i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant considers the project would deliver significant economic benefits including: - approximately 316 full-time equivalent (FTE) years over the development period - approximately \$216 million in wages and salaries (direct and indirect) over the development period - approximately \$365 million contribution to GDP - the ability for a range of business activities to establish locally, supporting economic resilience and long-term employment opportunities. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is consistent with local or regional planning documents (including the Central Otago District Plan, the Cromwell Masterplan and the Proposed Regional Policy Statement 2021), as detailed in the referral application.		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<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> The applicant considers that referring the project would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes. This is due to the project's underlying zoning, which would necessitate a non-complying resource consent under standard process, involving significant delay and complexity including public notification, hearings and potential Environment Court appeals. The applicant notes that Central Otago District Council do not have delegation to assess or make a determination of a non-complying resource consent but rather delegates all such decision making to an independent panel of Councillors or independent commissioners – a process involving significant timing and cost constraints. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers that referring the project is unlikely to affect the efficient operation of the fast-track approvals process because: - the project has been the subject of significant early planning and assessment by a range of technical experts, ensuring detailed project design is advanced and potential effects understood - the applicant group are experienced developers who understanding consenting processes - the project site has been fully developed for horticultural use, with assessments identifying that the site has limited landscape, ecological or cultural values. This limits the likelihood for any issues to arise in a substantive application.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> - relevant local authorities: - Otago Regional Council - Central Otago District Council - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development - other relevant portfolio Ministers: - Associate Minister of Housing, as the project involves residential development - Minister of Conservation, as the project will require Wildlife Act 1953 approvals - relevant administering agencies: - Department of Conservation - the Māori groups identified in Appendix 3.	<i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i> We recommend you invite comments from the following additional persons, for the specified reasons: - the Minister for Regional Development, as the project proposes a potentially significant development - the Minister for Economic Growth, as the project proposes potentially significant economic benefits - the Chief Executive of NZ Transport Agency Waka Kotahi, as the project proposes connections to, and is in close proximity to, State Highway 6 - the Chief Executive of Aurora Energy Limited, as the project site is subject to easements in favour Aurora Energy Limited that are required to be surrendered, with consent, to enable the proposed works.	<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> N/A
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.			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 it, 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 Shannon Farm Residential and Commercial Extension 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. Otago Regional Council and Central Otago District Council as the relevant local authorities under section 17(1)(a)			Yes / No
ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b)			Yes / No

iii.	Associate Minister of Housing and Minister of Conservation as the other relevant portfolio Ministers under section 17(1)(b)	Yes / No
iv.	Department of Conservation as the relevant administering agency under section 17(1)(c)	Yes / No
v.	the parties in Appendix 3 as the identified Māori groups under section 17(1)(d)	Yes / No
vi.	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, as the project proposes a potentially significant regional development	Yes / No
ii.	Minister for Economic Growth, as the project proposes potentially significant economic benefits	Yes / No
iii.	the Chief Executive of NZ Transport Agency Waka Kotahi, as the project proposes connections to, and is in proximity to, State Highway 6	Yes / No
iv.	the Chief Executive of Aurora Energy Limited, as the project site is subject to easements in favour Aurora Energy Limited that are required to be surrendered, with consent, to enable the proposed works.	Yes / No
i.	Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j.	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, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. 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 Shannon Farm Residential and Commercial Extension project

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

Name of group	Type of group (section of Act)
Aukaha	Other Māori group with relevant interests (s18(2)(k))
Hokonui Rūnanga	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))
Kāti Huirapa Rūnaka ki Puketeraki	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))
Te Ao Mārama Incorporated	Other Māori group with relevant interests (s18(2)(k))
Te Rūnanga o Awarua	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))
Te Rūnanga o Moeraki	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))
Te Rūnanga o Ngāi Tahu	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngāi Tahu Claims Settlement Act 1998 (s18(2)(a))
Te Rūnanga o Ōraka-Aparima	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))
Te Rūnanga o Ōtākou	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))
Waihōpai Rūnaka	Treaty settlement entity – Papatipu Rūnanga (s18(2)(a))