Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

FTAA-2606-1247

30 October 2026

Sean Park
132 Whangapouri Drury Limited

c/o Rebecca Sanders
Barker and Associates Limited

Email: s 9(2)(a)

Dear Rebecca

Notice of Decisions on application for referral of the Whangapouri Road project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from 132 Whangapouri Drury Limited for referral of the Whangapouri Road project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is for a residential master-planned subdivision and development of approximately 99.58 hectares on the northern side of State Highway 22, near the intersection with Whangapouri Road and Bycroft Road, west of Drury in the Auckland region.

The project consists of three main components:

- a residential development - with a total of approximately 1,050 to 1,150 dwellings comprising:
  - approximately 850–950 dwelling lots between 300–500 m^2, with a smaller proportion of higher-density and larger lots, and
  - approximately 200 retirement village dwellings and communal facilities
- a local centre - in the northern portion of the development that provides opportunities for mixed use and employment activities; and
- associated landscaping, infrastructure and external upgrades/works - including open space, transport, water, wastewater, stormwater, energy, and supporting civil works required to service and enable the development.

The project will require the proposed approvals:

- consents under the Resource Management Act 1991
- permits under the Wildlife Act 1953.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is 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.

Decision on referral application

The Minister has decided to **accept** the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

a. is an infrastructure or 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.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

a. involves the development of a residential subdivision and development, including associated infrastructure, open space and servicing works;

b. will increase the supply of housing and address housing needs (s22(2)(a)(iii)): through the delivery of approximately 1,050–1,150 dwellings, including approximately 850-950 residential dwellings, 200 retirement village units and community facilities;

c. will deliver significant economic benefits (s22(2)(a)(ix)): through investment, construction activity and employment generation, including approximately:

   i. $764 million in direct capital expenditure; and

   ii. $543 million in regional GDP generated by the project: and

   iii. 3030 FTE-years of employment across Auckland over the development period, equivalent to approximately 433 FTEs per annum over the seven-year construction programme; and

   iv. $271 million in wages and salaries associated with the project over the 7-year development period.

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

Specified matters for accepted referral application

1. 132 Whangapouri Drury Limited who lodged the referral application are specified as the person(s) authorised to lodge a substantive application for the project under section 27(2).

2. In relation to a substantive application for the project:

    a. a deadline for lodging the application applies under section 27(3)(b)(i): the application must be lodged by two years from the date of issue of this letter.

    b. the following information must be submitted with the application lodged for the project – section 27(3)(b(ii):

        i. an Integrated Transport Assessment that:

            – assesses the transport effects of the proposed development on the surrounding transport network, including State Highway 22 (SH22), Whangapouri Road and Bycroft Road; and

            – includes an assessment of traffic flows, network capacity, access arrangements, road safety, and active and public transport connections associated with the development; and

            – identifies and assesses any transport infrastructure upgrades or interventions required to support the development, including access, intersection, walking, cycling and public transport upgrades, upgrades necessary to maintain the safe and efficient operation of SH22, and any associated staging, delivery mechanisms, funding requirements, and funding responsibility; and

            – identifies and assesses alternative access arrangements that could be implemented if access via SH22 cannot be achieved as proposed, including the feasibility, effects, infrastructure requirements, timing, funding and delivery of those arrangements; and

            – outlines engagement with, and any agreements between, the applicant, NZ Transport Agency Waka Kotahi, Auckland Transport, Auckland Council, and other relevant infrastructure providers regarding transport infrastructure requirements and delivery.

        ii. an assessment of infrastructure servicing and capacity associated with the proposed development, including water supply, wastewater, stormwater, and the funding and sequencing of infrastructure required to support the development.

    c. the persons or groups from whom a panel must invite comments from in addition to any specified in section 53 – s27(3)(b)(iii):

        i. the Chief Executive of the NZ Transport Agency

        ii. the Chief Executive of KiwiRail New Zealand Limited.

Other matters (section 28):

Pursuant to section 16(2)(c), any panel considering a substantive application for the project must:

a. comply with the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement when engaging with Tūpuna Taonga o Tāmaki Makaurau Trust in relation to Wildlife Act 1953 approvals sought by the applicant, unless a modified arrangement is agreed; and

b. consider whether, and how, to apply the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement when engaging with the relevant iwi members of the Tāmaki Collective.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Antonia Croft or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

cc: Written notice of decisions – s28(1):

the applicant – 132 Whangapouri Drury Limited

anyone invited to comment – s17(1):

- relevant local authorities – Auckland Council
- Minister for the Environment the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
- relevant portfolio Ministers: Associate Minister of Housing, the Minister of Conservation and the Minister for Seniors
- relevant administering agencies: Department of Conservation.
- Māori groups identified in the s18(2) list provided to the Minister
  - Ngāti Tamaoho Settlement Trust
  - Te Ākitai Waiohua Waka Taua Inc
  - Ngāi Tai ki Tāmaki Trust
  - Ngāti Maru Rūnanga Trust
  - Ngāti Tamaterā Settlement Trust
  - Ngāti Te Ata Claims Support Whānau Trust
  - Te Whakakitenga o Waikato Incorporated
  - Te Ākitai Waiohua Settlement Trust

- Tūpuna Taonga o Tāmaki Makaurau Trust / Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership
- Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership
- Ngāti Koheriki Claims Committee
- Ngāti Paoa Iwi Trust
- Hako Tūpuna Trust
- Te Ahiwaru Waiohua

– any other person: the Minister for Economic Growth, the Chief Executive of New Zealand Transport Agency Waka Kotahi and the Chief Executive of KiwiRail

cc: Written notice where the Minister accepts the application and refers the project – s28(2):

– the Panel Convener (including all the information received by the Minister – s28(4))
– the EPA (including all the information received by the Minister – s28(4))
– the relevant administering agencies – Department of Conservation