
Invitation to comment on Fast-track referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024 – FTAA-2605-1234

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Fri 5/06/2026 9:29 AM

To Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associate Minister of Housing

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

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 Rippon Holdings Limited for referral of Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2605-1234).

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 **15 working days** of receipt of this email, being **26 June 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	Shannon Farm Residential and Commercial Extension
Applicant	Rippon Holdings Limited
Location	Cromwell, Otago
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.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for
RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

05/06/2026

FTAA-2605-1234

Trevor McGlinchey
Aukaha (1997) Limited
consents@aukaha.co.nz

Tēnā koe Trevor

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S. Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a)
consents@aukaha.co.nz
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Peter Kelly
Chief Executive Officer
Central Otago District Council
s 9(2)(a)

Dear Peter

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Central Otago District Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Central Otago District Council **must** provide comments advising on the following matters:

- 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.*

In addition, under section 17(3)(b), Central Otago District Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

2. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
3. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis. For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Frame', is centered below the 'Yours sincerely' text.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a) [redacted]
s 9(2)(a) [redacted]
[redacted]
[redacted]

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Richard Fletcher
Chief Executive
Aurora Energy
s 9(2)(a)

Dear Richard

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as relevant records of titles for the project site (being records of titles 182714, 182715 and 1233739) have identified easements in favour of Aurora Energy Limited that are required to be surrendered, with consent, to enable the proposed works. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned over a faint, light blue rectangular stamp. The signature is fluid and cursive.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency - Waka Kotahi
s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the project proposes connections to, and is in close proximity to, State Highway 6. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a light blue rectangular stamp.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: EnvironmentalPlanning@nzta.govt.nz
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
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05/06/2026

FTAA-2605-1234

Penny Nelson
Director General
Department of Conservation
s 9(2)(a)

Dear Penny

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite the Department of Conservation as the administering agency for the Wildlife Act 1953 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations

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that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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Yours sincerely

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a) fast-track@doc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Terry Nicholas
Hokonui Rūnanga
s 9(2)(a)

Tēnā koe Terry

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: hokonui.office@ngaitahu.iwi.nz

s 9(2)(a)

s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Matapura Ellison
Kāti Huirapa Rūnaka ki Puketeraki
admin@puketeraki.nz

Tēnā koe Matapura

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

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

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
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05/06/2026

FTAA-2605-1234

Richard Saunders
Chief Executive
Otago Regional Council
s 9(2)(a)

Dear Richard

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Otago Regional Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Otago Regional Council **must** provide comments advising on the following matters:

- 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.*
- 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 165Z1 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.

In addition, under section 17(3)(b), Otago Regional Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is centered below the 'Yours sincerely' text.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a) [redacted]
s 9(2)(a) [redacted]
s 9(2)(a) [redacted]
consent.fasttrack@orc.govt.nz
s 9(2)(a) [redacted]
s 9(2)(a) [redacted]
s 9(2)(a) [redacted]

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Renee Bull
Te Ao Mārama Incorporated
s 9(2)(a)

Tēnā koe Renee

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

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Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: office@tami.maori.nz
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
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05/06/2026

FTAA-2605-1234

Barry Bragg
Chairman
Te Rūnanga o Awarua
s 9(2)(a)

Tēnā koe Barry

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a)
office@awaruarunaka.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
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05/06/2026

FTAA-2605-1234

Trevor McGlinchey
Te Rūnanga o Moeraki
s 9(2)(a)

Tēnā koe Trevor

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Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S. Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: moeraki.runanga@ngaitahu.iwi.nz
s 9(2)(a)

Appendix A – Project summary details

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05/06/2026

FTAA-2605-1234

Rachael Pull
Te Rūnanga o Ngāi Tahu
s 9(2)(a)

Tēnā koe Rachael

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: 

ttw@ngaitahu.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Rewi Davis
Te Rūnanga o Ōraka-Aparima
office@orakaaparima.org.nz

Tēnā koe Rewi

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A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Andrew Rouvi
Te Rūnanga o Ōtākou
s 9(2)(a)

Tēnā koe Andrew

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S. Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: s 9(2)(a)
office@tro.org.nz

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.

05/06/2026

FTAA-2605-1234

Odele Stehlin
Waihōpai Rūnaka
s 9(2)(a)

Tēnā koe Odele

Invitation to provide written comments on the referral application for the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Note: Comments must be received by **26/06/2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Rippon Holdings Limited and Rippon Investments Limited (the applicant) for the Shannon Farm Residential and Commercial Extension project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'Stephanie Frame', is written over a faint, light blue circular watermark. The signature is fluid and cursive.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

cc: info@waihopai.org.nz

Appendix A – Project summary details

Application number	FTAA-2605-1234
Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Project summary details	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.