

FTAA–2603–1204: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Brick Bay Lodge Project

Date submitted:	29 May 2026	Tracking #: BRF-01472	
Security level:	In-Confidence	MfE priority:	Urgent

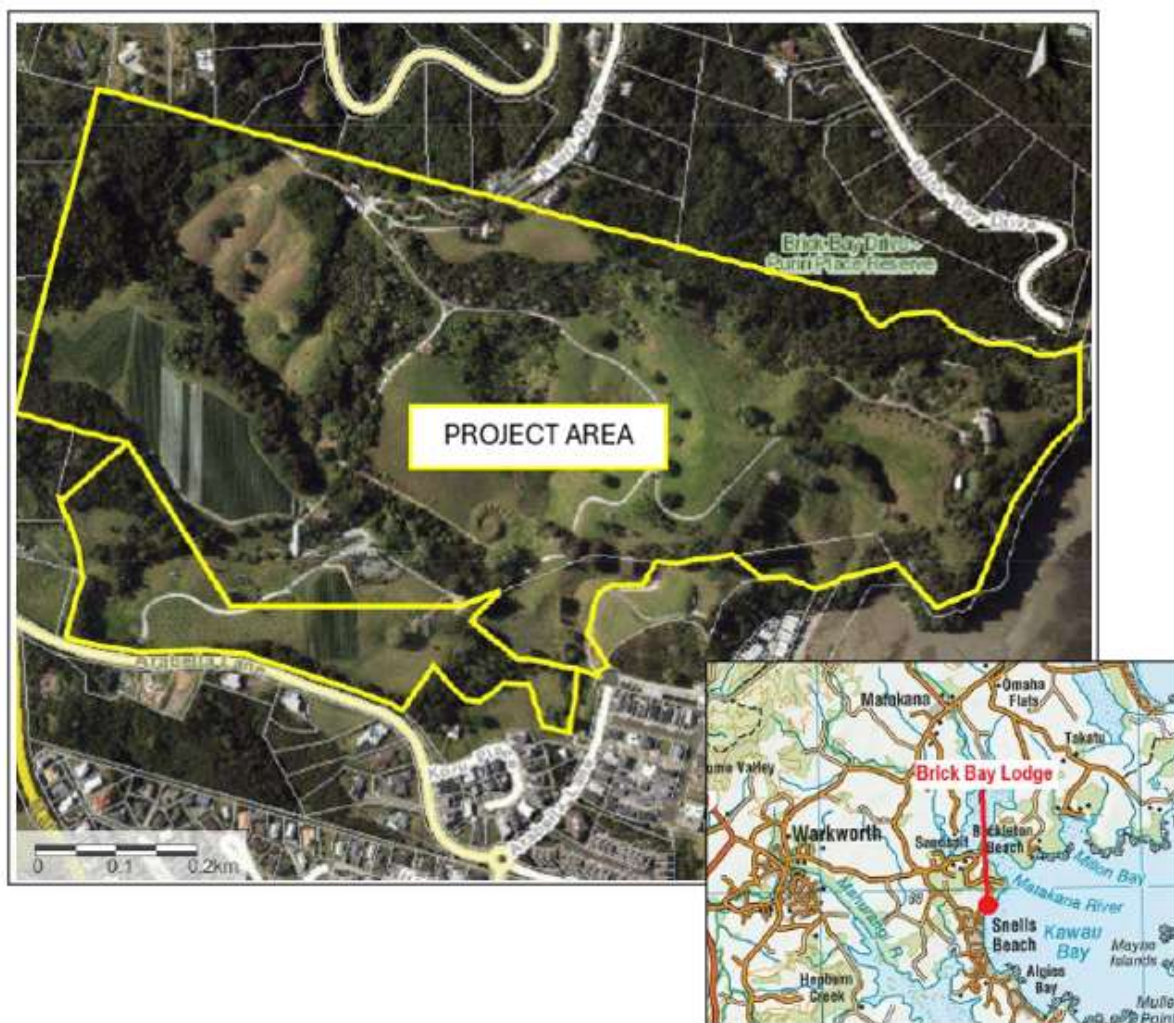
	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	8 June 2026

Actions for Minister's Office staff	Return the signed briefing to the Ministry for the Environment – email: FTAreferrals@mfe.govt.nz Send email to Ministers' to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Brick Bay Lodge Project 3. 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	Stephanie McNicholl		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project area



Key messages

1. This briefing seeks your initial decisions on an application from Richard Didsbury (the applicant) to refer the Brick Bay Lodge 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 is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on approximately 62.5 hectares at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region.

4. The project includes ancillary activities and infrastructure that will comprise:
 - a. helicopter movements
 - b. parking, access and manoeuvring areas
 - c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure)
 - d. vegetation removal and modification
 - e. temporary construction activities including sediment control measures
 - f. wastewater treatment and disposal.
5. The applicant indicates there are no obvious natural inland wetlands, however a full wetland delineation survey is yet to be undertaken, so the project may trigger a prohibited activity under the National Environmental Standards for Freshwater. This is a potential reason you may decline a referral application under section 21(5) of the Act. However, we note section 21(7) of the Act states that the presence of a prohibited activity does not prevent you from accepting a referral application.
6. The project will require the proposed approvals under the fast-track approvals process:
 - a. resource consents under the Resource Management Act 1991 (RMA)
 - b. wildlife permits under the Wildlife Act 1953
 - c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.
7. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
8. 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.
9. 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. Auckland Council as the relevant local authority
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the Minister of Conservation and the Minister for Arts, Culture and Heritage as the relevant portfolio Ministers
 - d. the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies
 - e. the Māori groups identified in Appendix 3.
10. We recommend that you invite written comments from additional persons under section 17(5) of the Act being:
 - a. the Minister for Economic Growth
 - b. the Minister for Tourism and Hospitality
 - c. the Minister for Auckland.

Action sought

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

Signature

A handwritten signature in black ink, appearing to read 'S. Frame', with a stylized, cursive script.

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis – FTAA–2603–1204

	Project Name	Applicant	Project Area			
Project details	Brick Bay Lodge	Richard and Christine Disbury	The project is located across 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region, with a combined area of approximately 62.5 hectares.			
Project description	The project is to construct and operate a luxury visitor accommodation lodge comprising approximately 45 visitor accommodation suites (villas, cottages and treehouses) and associated facilities (reception, restaurant, recreation and wellness amenities) on a project area of approximately 62.5 hectares, located at 15 Arabella Lane and 52 Kauri Drive, Snells Beach, Auckland Region. The project includes ancillary activities and infrastructure that will comprise: a. helicopter movements b. parking, access and manoeuvring areas c. earthworks and civil works (for building platforms, roading, landscaping, services and infrastructure) d. vegetation removal and modification e. temporary construction activities including sediment control measures f. wastewater treatment and disposal. The project will require the proposed approvals under the fast-track approvals process: a. resource consents under the Resource Management Act 1991 (RMA) b. wildlife permits under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.					
Notification and/or consultation undertaken	As required by section 11, the applicant has notified:					
	the relevant local authorities	the relevant iwi authorities, hapū and Treaty settlement entities	Consulted relevant MACA groups	Consulted ngā hapū o Ngāti Porou	Notified relevant administering agencies	Notified holder of land to be exchanged
	Auckland Council	a. Ngāti Manuhiri Settlement Trust b. Ngāti Paoa Iwi Trust c. Te Ara Rangatū o te Iwi o Ngāti Te Ata Waiohū d. Ngāti Whanaunga Incorporated e. Ngāti Whātua Ōrakei Trust f. Ngātiwai Trust Board g. Ngā Maunga Whakahii o Kaipara Development Trust h. Ngāti Maru Rūnanga Trust i. Te Kawerau Iwi Settlement Trust j. Ngāi Tai ki Tamaki Tribal Trust k. Te Rūnanga o Ngāti Whātua l. Ngaati Whanaunga Ruunanga Trust m. Ngāti Tamaterā Treaty Settlement Trust n. Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership	N/A	N/A	a. Department of Conservation b. Heritage New Zealand Pouhere Taonga	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)]	You <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)] No GPS has been identified as being relevant to the application. You <u>may</u> consider any of the following matters, or any other matters you consider relevant: <i>Has been identified as a priority project in a central government, local government, or sector plan or strategy [s22(2)(a)(i)]</i> The applicant considers the project is consistent with the objectives of the Government’s Going for Housing Growth Agenda, Tourism New Zealand’s Statement of Intent 2024-2028, the Government’s Tourism Strategy 2019, and the Ministry for Business, Innovation and Employment’s 2025 Tourism Growth Roadmap. We note that none of these documents identify the project as a priority project, but consider the Minister for Tourism and Hospitality could comment on this matter. <i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant relies on an Economic Assessment to demonstrate the project will deliver significant economic benefits at a national and regional scale, and states these benefits include approximately 185-190 direct jobs per year over the construction period, approximately \$390 million in greenfield equity (brand new venture/foreign direct investment).					
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 the complex interrelated approvals to be assessed and issued by multiple agencies would facilitate the project enabling processing in a more timely and cost-effective way than under normal approval processes. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers the provision of all the information required for the approvals and providing a full suite of consent conditions for each approval to assist the expert panel is unlikely to materially affect the efficient operation of the fast-track process.					

Minister invites comments	You <u>must</u> copy the application to, and invite written comments from [s17(1)]:	You <u>may</u> copy the application to, and invite written comments from, any other person [s17(5)]:	You <u>may</u> request further information about a referral application from the applicant, or the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.
	a. relevant local authorities – Auckland Council b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development c. the relevant portfolio Ministers – Minister of Conservation and the Minister for Arts, Culture and Heritage d. the relevant administering agencies – Department of Conservation and Heritage New Zealand Pouhere Taonga e. the Māori groups identified in Appendix 3	We recommend you invite comments from: a. the Minister for Economic Growth as the project proposes significant economic growth to the region b. the Minister for Tourism and Hospitality as the project proposed benefits related to increased tourism c. the Minister for Auckland as the project proposes significant benefits to the region.	We recommend you request further information from the applicant to substantiate and quantify the significant economic benefits (particularly direct economic benefits) of the proposed ongoing operation beyond the construction phase, including the underlying metrics, assumptions, and methodology used, as well as the anticipated scale, geographic extent, and duration of any such benefits.
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development, any other relevant portfolio Ministers, any relevant administering agencies and the Māori groups identified in the list provided.			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 written 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 agency at any time before you decide whether to accept or decline an application.			Noted
f. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.			Noted
g. Agree to progress the Brick Bay Lodge Project to our Stage 2 analysis (invite written comments and request section 18 Treaty report.			Yes / No
h. Agree to provide the application to, and invite written comments from:			
i. Auckland Council as the relevant local authority 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. the Minister of Conservation and the Minister for Arts, Culture and Heritage as the other relevant portfolio Ministers under section 17(1)(b)			Yes / No
iv. the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c)			Yes / No
v. the Māori groups identified in Appendix 3 under section 17(1)(d)			Yes / No
vi. the parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified.			Yes / No
i. Agree to provide the application to and invite written comments from the following additional persons under section 17(5):			
i. the Minister for Economic Growth			Yes / No
ii. the Minister for Tourism and Hospitality			
iii. the Minister for Auckland			
j. Agree to send the email to invite written comments from Ministers.			Yes / No

k. Agree to request further information from the Applicant under section 20 – to substantiate and quantify the significant economic benefits of the proposed ongoing operation, including the underlying metrics, assumptions, and methodology used, as well as the anticipated scale, geographic extent, and duration of any such benefits.	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 Brick Bay Lodge project

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

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāti Whātua	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngāti Manuhiri Settlement Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Kawerau Iwi Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāi Tai ki Tāmaki Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Pāoa Iwi Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Rūnanga o Ngāti Whātua	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngāti Maru Rūnanga Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngāti Tamaterā Settlement Trust	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngaati Whanaunga Incorporated Society	Iwi authority (s18(2)(a))
Ngāti Te Ata Claims Support Whānau Trust	Iwi authority (s18(2)(a)); negotiating mandate (s18(2)(d))
Hako Tūpuna Trust	Iwi authority (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngātiwai Trust	Iwi authority (s18(2)(a)); negotiating mandate (s18(2)(d))
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)); negotiating mandate (s18(2)(d))
MAC-01-01-131 Iwi, whānau and hapū of Ngātiwai	Other Māori group with relevant interests (s18(2)(k))
MAC-01-02-003 – Ngāi Tai ki Tāmaki, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-073 / CIV-2017-485-398 – Ngāti Kawau and Te Waiariki / Ngāti Korora, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-02-005 / CIV-2017-404-569 – Ngāti Te Ata Waiohua, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-02-007 – Te Kawerau ā Maki, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-03-006 – Ngāti Maru, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-03-011 – Ngāti Tamaterā, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-105 / CIV-2017-485-515 – Reti whānau, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-023 Ihaia Paora Weka Tuwhera Guala Murray Mahinepua Reserve Trust Ngatirua Iti Ngati Muri Ngatirumahue Ngati Kawau Ngati Haiti Ngaitupango Nga Puhi Ngati Kahu Te Aupouri, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))

MAC-01-01-050/ CIV-2017-404-537 Ngā Puhi Nui Tonu (Awataha Marae), CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-058 Ngā Puhi Nui Tonu (Waitangi Marae), CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-050 Ngapuhi nui tonu (Awataha Marae)	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-056 Ngā Puhi Nui Tonu (Te Kotahitangā Marae), CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-079 / CIV-2017-404-545 Ngāti Manuhiri, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-091 Ngaati Whānaunga, PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-125 Te Hikutu Whānau and Hapū, PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-133 / CIV-2017-404-558Te Kaunihera o Te Tai Tokerau, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-140 / CIV-2017-404-563 Te Rūnanga o Ngāti Whātua, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-085 / CIV-2017-485-276 Ngāti Rongo o Mahurangi, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-03-001 Hauraki Māori Trust Board, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
MAC-01-01-080 / CIV-2017-485-378 Ngāti Maraeariki and Ngāti Rongo and Hapū, CMT and PCR	Other Māori group with relevant interests (s18(2)(k))
CIV-2017-404-567 Te Taou (Waitematā), CMT and PCR	Other Māori group with relevant interests (s18(2)(k))