From:	Infrastructure Portfolio
To:	Nicola Grigg (MIN); Nicola Willis (MIN); Shane Jones (MIN); Tama Potaka (MIN); Paul Goldsmith (MIN)
Cc:	FTAreferrals
Subject:	Invitation to comment on Fast-track referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024 – FTAA-2606-1257
Date:	Wednesday, 15 July 2026 7:54:45 am

To:

- Minister for the Environment
- Minister for Economic Growth
- Minister for Regional Development
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Associate Minister of Housing
- Minister for Arts, Culture and Heritage
- Minister of Conservation

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 Horsham Downs Estate Limited for referral of the Horsham Downs Estate project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2606-1257).

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 **5 August 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	Horsham Downs Estate
Applicant	Horsham Downs Estate Limited
Location	Gordonton, Waikato
Project description	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: a. land use and subdivision to create: i. approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) ii. a neighbourhood centre b. land modification works (including potential watercourse works, wetland reclamation and offsetting works) c. infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Peter Chrisp
Director-General
Department of Conservation

Email: s 9(2)(a)

Dear Peter

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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 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 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).*

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 – Max Gander-Cooper.

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



Stephanie Frame
Manager – Fast-track Operations

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

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited

Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves:
	• land use and subdivision to create:
	  ○ approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component)
	  ○ a neighbourhood centre
	• land modification works (including potential watercourse works, wetland reclamation and offsetting works)
	• infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Lance Vervoort
Chief Executive
Hamilton City Council

CEO@hcc.govt.nz

Dear Lance

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11.59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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.

The application falls within Waikato District so Waikato District Council has been invited separately under section 17(1) as relevant local authority (with the ability to recover its costs). In addition, Hamilton City Council has been identified as an "other person" for the purposes of section 17(5), as the project may rely on Hamilton City Council infrastructure and services. 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 – Max Gander-Cooper.

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



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: s 9(2)(a)
s 9(2)(a)
Fasttrack@hcc.govt.nz

Appendix A – Project summary details

Application number	FTAA-206-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Dean Whiting
Chief Executive Officer
Heritage New Zealand Pouhere Taonga

Dear Dean

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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 Heritage New Zealand Pouhere Taonga as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014to 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 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).*

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 – Max Gander-Cooper.

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



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Brett Gliddon
Chief Executive
NZ Transport Agency

s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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 applicant identifies the project will result in impacts on the state highway network. 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 – Max Gander-Cooper.

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



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-206-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

15 July 2026

FTAA-2606-1257

Craig Hobbs
Chief Executive Officer
Waikato District Council

s 9(2)(a)

Dear Craig

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by Wednesday 5 August 2026, 11:59 pm.

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato 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, Waikato 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), Waikato 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 – Max Gander-Cooper. 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



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Chris McLay
Chief Executive Officer
Waikato Regional Council

Email: s 9(2)(a)

Dear Chris

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by Wednesday 5 August 2026, 11:59 pm.

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato 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, Waikato 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 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

In addition, under section 17(3)(b), Waikato 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).*

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 – Max Gander-Cooper. 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



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Peter Winder
Chief Executive
IAWAI

Info@iawai.co.nz

Dear Peter

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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 may require connection to IAWAI assets. 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 – Max Gander-Cooper.

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



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-206-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Mokoro Gillet
Chair
Ngāti Hauā Iwi Trust

Email: admin@ngatihauaiwitrust.co.nz

Tēnā koe Mokoro

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

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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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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.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Carolyn Hopa
Ngāti Wairere

Email: s 9(2)(a)

Tēnā koe Carolyn

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Harry Wilson
Te Haa o te Whenua o Kirikiriroa

Email: tehaaotewhenuaokirikiriroa@gmail.com

Tēnā koe Harry

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Parekawhia McLean
Chair
Te Whakakitenga o Waikato

Email: secretariat@tainui.co.nz

Tēnā koe Parekawhia

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Horsham Downs Estate Limited (the applicant) for the Horsham Downs Estate 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



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Jaedyn Falwasser
Waikato Raupatu River Trust

Email: s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

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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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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc:
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).

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Te Kāwanatanga o Aotearoa
New Zealand Government

15 July 2026

FTAA-2606-1257

Justine Young
Senior Policy Advisor
Waikato River Authority

Email: s 9(2)(a)

Tēnā koe Justine

Invitation to provide written comments on the referral application for the Horsham Downs Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 5 August 2026, 11:59 pm.**

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Application number	FTAA-2606-1257
Project name	Horsham Downs Estate
Applicant name	Horsham Downs Estate Limited
Project summary details	The project is to construct and establish an urban development on approximately 54 hectares at Gordonton Road, Gordonton, in the Waikato Region. The project involves: • land use and subdivision to create: o approximately 850-950 lots for residential activities (inclusive of live work units, which include a residential component as well as a commercial and/or light industrial activity component) o a neighbourhood centre • land modification works (including potential watercourse works, wetland reclamation and offsetting works) • infrastructure including new roads and existing road upgrades, water and wastewater supply networks, and stormwater management devices and networks (including necessary any takes and discharges of water).