

**From:** [Infrastructure Portfolio](#)  
**To:** [Penny Simmonds \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Casey Costello \(MIN\)](#); [Shane Jones \(MIN\)](#); [Nicola Willis \(MIN\)](#)  
**Cc:** [FTAreferalls](#)  
**Subject:** Invitation to comment on Fast-track referral application for the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 – FTAA-2507-1084  
**Date:** Thursday, 31 July 2025 8:00:26 am  
**Attachments:** [Comments Form for Invited Ministers.docx](#)

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To:

Minister for Economic Growth  
Minister for Regional Development  
Minister for the Environment  
Minister for Seniors  
Associate Minister of Housing

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 Te Awamutu Developments Limited for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2507-1084).

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 **20 working days** of receipt of this email. 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 [ftareferalls@mfe.govt.nz](mailto:ftareferalls@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 [ftareferalls@mfe.govt.nz](mailto:ftareferalls@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](mailto: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](mailto: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

|                            |                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project name</b>        | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                           |
| <b>Applicant</b>           | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                    |
| <b>Location</b>            | Te Awamutu, Waikato                                                                                                                                                                                                                                                                                                                                                                |
| <b>Project description</b> | <p>The project is to develop a senior living community (restricted to persons over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>a. 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>b. Communal facilities</li><li>c. A neighbourhood centre.</li></ul> |

Yours sincerely

Hon Chris Bishop  
**Minister for Infrastructure**



### Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: [c.bishop@ministers.govt.nz](mailto:c.bishop@ministers.govt.nz) Website: [www.Beehive.govt.nz](http://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.

FTAA-2507-1084

James Palmer  
Secretary for the Environment  
Ministry for the Environment

Email: s 9(2)(a)

Dear James

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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 seek comments on a referral application from the relevant administering agencies). I invite Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. 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

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made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the Application Lead – Max Gander-Cooper. For assistance with the application portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller

**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc Macaela Flanagan, Manager - s 9(2)(a)  
adminagencyftaa@mfe.govt.nz

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

Brett Gliddon  
Chief Executive Officer  
New Zealand Transport Agency

Email: s 9(2)(a)

Dear Brett

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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. I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. 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 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.

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Please upload any comments to the application portal or email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz).  
Written comments may be provided by using the template for written comments in Attachment 1 or an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the Application Lead – Max Gander-Cooper. For assistance with the application portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller

**General Manager, Delivery and Operations**

cc      FTC application/comments info - [EnvironmentalPlanning@nzta.govt.nz](mailto:EnvironmentalPlanning@nzta.govt.nz)  
Nicola Foran – Team Leader – Environmental Planning – s 9(2)(a)

Appendix A: Project summary details

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

Gaylene Roberts,  
Chair  
Ngā Iwi Tōpū o Waipā

Email: [ngaiwitoopuowaipa@gmail.com](mailto:ngaiwitoopuowaipa@gmail.com)

Tēnā koe Gaylene

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. 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.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the Application Lead – Max Gander-Cooper. For assistance with the application portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc s 9(2)(a)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

Hori (George) Griggs,  
Chair  
Ngāti Apakura Runanga Trust

Email: [admin@ngatiapakura.co.nz](mailto:admin@ngatiapakura.co.nz)

Tēnā koe George

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. 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.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the Application Lead – Max Gander-Cooper. For assistance with the application portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

Mokoro Gillett,  
Chair  
Ngāti Hauā Iwi Trust

Email: [admin@ngatihauaiwitrust.co.nz](mailto:admin@ngatihauaiwitrust.co.nz)

Tēnā koe Mokoro

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. 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.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the Application Lead – Max Gander-Cooper. For assistance with the application portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc s 9(2)(a)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

Susan Turner,  
Chair  
Ngāti Hikairo

Email: [ngatihikairoiwi@gmail.com](mailto:ngatihikairoiwi@gmail.com)

Tēnā koe Susan

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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.

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

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. 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.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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.

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Nāku noa, nā

A handwritten signature in dark ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc s 9(2)(a)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

O-Tāwhao Marae

Email: [info@tac.school.nz](mailto:info@tac.school.nz)

Tēnā koe

### **Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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FTAA-2507-1084

Anaru Begbie  
Raukawa Settlement Trust

Email: s 9(2)(a)

Tēnā koe Anaru

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Nāku noa, nā



Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc [s 9\(2\)\(a\)](#)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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FTAA-2507-1084

Tramaine Murray  
Te Nehenehenui Trust

Email: s 9(2)(a)

Tēnā koe Tramaine

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc [office@tnn.co.nz](mailto:office@tnn.co.nz)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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FTAA-2507-1084

Jaedyn Falwasser  
Te Whakakitenga o Waikato

Email: s 9(2)(a)

Tēnā koe Jaedyn

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Nāku noa, nā

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Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc s 9(2)(a)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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FTAA-2507-1084

Jaedyn Falwasser  
Waikato Raupatu River Trust

Email: s 9(2)(a)

Tēnā koe Jaedyn

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc s 9(2)(a)

## Appendix A – Project summary details

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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FTAA-2507-1084

Chris McLay  
Chief Executive Officer  
Waikato Regional Council

Email: s 9(2)(a)

Dear Chris McLay

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I write 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. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), 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.

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Yours sincerely

A handwritten signature in dark ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

cc: Brent Sinclair, Director RUD s 9(2)(a) Miffy Foley  
s 9(2)(a)

## Appendix A – Project summary details

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FTAA-2507-1084

Justine Young,  
Senior Policy Advisor  
Waikato River Authority

Emails 9(2)(a)

Tēnā koe Justine,

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Ilana Miller  
**General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

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|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application number      | FTAA-2507-1084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project name            | Harlow Lifestyle Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant name          | Te Awamutu Developments Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Project summary details | <p>The project is to develop a senior living community (restricted to person over 55) at 2025 Ohaupo Road, Te Awamutu, Waikato. The project will include:</p> <ul style="list-style-type: none"><li>• 407 dwellings including single-storey houses, duplexes, apartments and a 100-bed care facility</li><li>• Communal facilities</li><li>• A neighbourhood centre</li></ul> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"><li>• Resource consents under the Resource Management Act 1991</li></ul> |

FTAA-2507-1084

Steph O'Sullivan  
Chief Executive  
Waipā District Council

Email: s 9(2)(a)

Dear Steph,

**Invitation to provide written comments on an application for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Te Awamutu Developments Limited (the applicant) for referral of the Harlow Lifestyle Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. 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)(a) of the Act, I invite Waipa District Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waipa 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.
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.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. 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 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.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the Application Lead – Max Gander-Cooper. For assistance with the application portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller  
**General Manager, Delivery and Operations**

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