

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Tama Potaka \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Orchard Grove project under the Fast-track Approvals Act 2024 – FTAA-2512-1154
Date: Thursday, 29 January 2026 12:16:03 pm
Attachments: [Comments Form for Invited Ministers.docx](#)

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister of Conservation
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 Gordon Litt Farms Limited for referral of the Orchard Grove project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2512-1154).

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, being 27 February 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	Orchard Grove
Applicant	Gordon Litt Farms Limited
Location	Horsham Downs, Waikato
Project description	<p>The project is to establish a new residential development over approximately 73 hectares of rural land located in Horsham Downs within the Waikato District.</p> <p>The project involves:</p> <ol style="list-style-type: none">approximately 815 residential lotsa new neighbourhood centre of approximately 4,000 square metresstormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace networkassociated roading and three waters infrastructure; andprovision for a future arterial road along the existing Reynolds Road corridor.

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

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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.

Ref: FTAA-2512- 1154

Penny Nelson
Director-General of Conservation
Department of Conservation

Email: s 9(2)(a)

Dear Penny,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

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 the Department of Conservation to provide written comments on the referral application as the administering agency for approvals under the Wildlife Act 1953.

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

If you wish to provide written comments, these must be received within **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.

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 – Rebecca Burton.

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
Acting General Manager, Investment Strategy and Operations

CC:

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

fasttrackapplicationenquiries@doc.govt.nz

fast-track@doc.govt.nz

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Lance Vervoort
Chief Executive
Hamilton City Council (HCC)

Email: s 9(2)(a)

Dear Lance,

Invitation to provide written comments on an application for referral under the Fast-Track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

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 area adjoins the territorial boundary of Hamilton City, and the applicant proposes to utilise HCC’s existing infrastructure to service the project. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you in accordance 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 with 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

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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.

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 – Rebecca Burton.

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

Yours sincerely

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

Stephanie Frame
Acting General Manager, Investment Strategy and Operations

CC:

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Mokoro Gillett
Chair
Ngāti Hauā Iwi Trust

Email: admin@ngatihauaiwitrust.co.nz

Tēnā koe Mokoro,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

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.

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

If you wish to provide written comments, these must be received within **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

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making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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 – Rebecca Burton.

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

Nāku noa, nā

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

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none">a) approximately 815 residential lotsb) a new neighbourhood centre of approximately 4,000 square metresc) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace networkd) associated roading and three waters infrastructure; ande) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none">a) resource consents under the Resource Management Act 1991 (RMA)b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Carolyn Hopa
Ngāti Wairere

Email: s 9(2)(a)

Tēnā koe Carolyn,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

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

If you wish to provide written comments, these must be received within **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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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 – Rebecca Burton.

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
Acting General Manager, Investment Strategy and Operations

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

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

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 under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

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.

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 an NZTA designation (J17/NZTA-8) is located adjacent to the eastern boundary and partially over the southeastern corner of the project area. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you in accordance 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 with 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.

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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.

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 – Rebecca Burton.

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

Yours sincerely

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

Stephanie Frame
Acting General Manager, Investment Strategy and Operations

CC:

EnvironmentalPlanning@nzta.govt.nz

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Jaedyn Falwasser
Te Whakakitenga o Waikato

Email: s 9(2)(a)

Tēnā koe Jaedyn,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

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

If you wish to provide written comments, these must be received within **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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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 – Rebecca Burton.

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

Acting General Manager, Investment Strategy and Operations

CC: secretariat@tainui.co.nz

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Craig Hobbs
Chief Executive Officer
Waikato District Council

Email: s 9(2)(a)

Dear Craig,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

I write 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.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), 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.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165Z1 of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

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The information you are receiving is being provided to you in accordance with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be 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.

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 – Rebecca Burton.

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
Acting General Manager, Investment Strategy and Operations

CC:

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

s 9(2)(a) [redacted]

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none">a) approximately 815 residential lotsb) a new neighbourhood centre of approximately 4,000 square metresc) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace networkd) associated roading and three waters infrastructure; ande) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none">a) resource consents under the Resource Management Act 1991 (RMA)b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Justine Young
Senior Policy Advisor
Waikato Raupatu River Trust and Waikato River Authority

Email: s 9(2)(a)

Tēnā koe Justine,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

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.

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 for the Waikato Raupatu River Trust and Waikato River Authority.

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

If you wish to provide written comments, these must be received within **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

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making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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 – Rebecca Burton.

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
Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Chris McLay
Chief Executive Officer
Waikato Regional Council
Email: s 9(2)(a)

Dear Chris,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

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 165Z1 of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

The information you are receiving is being provided to you in accordance with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be 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.

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 – Rebecca Burton.

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
Acting General Manager, Investment Strategy and Operations

CC:

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

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

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>

Ref: FTAA-2512- 1154

Harry Wilson
Te Haa o Te Whenua o Kirikiriroa Ltd

Email: tehaaotewhenuaokirikiroa@gmail.com

Tēnā koe Harry,

Invitation to provide written comments on an application for referral under the Fast-track Approvals Act 2024 – Orchard Grove

An application has been received by the Minister for Infrastructure (the Minister) from Gordon Litt Farms Limited (the applicant) for referral of the Orchard Grove project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. A summary of the project is provided 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.

If the Minister decides to accept the application and 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.

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.

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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 information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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 – Rebecca Burton.

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

Nāku noa, nā

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

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project Summary

Application number	FTAA-2512- 1154
Project name	Orchard Grove
Applicant name	Gordon Litt Farms Limited
Project summary details	<p>The project is to establish a new residential development. The project involves:</p> <ul style="list-style-type: none"> a) approximately 815 residential lots b) a new neighbourhood centre of approximately 4,000 square metres c) stormwater management features, pedestrian and cycle paths, landscaped areas, and new reserves and open spaces within a connected greenspace network d) associated roading and three waters infrastructure; and e) provision for a future arterial road along the existing Reynolds Road corridor. <p>The project area covers approximately 73 hectares over 40B & C, 66 and 126 Reynolds Road, and 78 Osbourne Road located in Horsham Downs within the Waikato District.</p> <p>The applicant seeks the following approvals under the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none"> a) resource consents under the Resource Management Act 1991 (RMA) b) wildlife authority under the Wildlife Act 1953. <p>The project involves a prohibited activity under both the Operative and Operative in Part versions of the Waikato District Plan – specifically, the subdivision of high-class soil and land located within an Urban Expansion Policy Area.</p>