s 9(2)(a)

15 July 2026

Ministry for the Environment

Attention: Listed Projects Team

Via email: listedprojects@mfe.govt.nz

To whom it may concern,

Re: Fast-Track Referral Application for Stillhaven Project – Te Kowhai Rd, Te Kowhai

s 9(2)(b)(ii)

We have reviewed Stillhaven's Executive Summary and proposed Master Plan for the "Stillhaven" development as attached ("**Project**"). Our land is included as the southeast section of the Project.

We understand that Stillhaven Limited intends to apply for a Fast-track referral for approval of the Project and this letter may be used as part of that application, as well as the substantive application if approval is granted and relevant project scope is granted by the Minister. We appreciate the detail and content of a substantive application differs from what is required for a referral.

We consent and have no objection to the Project as set out in the Executive Summary and proposed Master Plan, associated documentation, as well as the Stillhaven Fast-track application.

s 9(2)(a)

UNITY DEVELOPMENTS

SUMMARY OF THE STILLHAVEN DEVELOPMENT

Stillhaven Limited proposes **Stillhaven**, a thoughtfully planned mixed-use community on approximately 104 hectares of land located east of Te Kowhai in the Waikato District.

The project is intended to be progressed under the **Fast-track Approvals Act** and will require land use and subdivision consents from Waikato District Council, together with regional resource consents from Waikato Regional Council. The development is proposed to integrate with Council's reticulated infrastructure networks, supporting the efficient delivery of services and long-term growth for the area.

Stillhaven will provide a significant contribution to meeting the Waikato District's housing needs by delivering approximately **700 new homes** across a range of housing typologies, alongside a retirement village comprising approximately **200 independent living units** and associated support facilities. This diversity of housing will provide opportunities for people at different life stages to remain within the local community.

The development will also include approximately (up to) **1,500 m² of commercial floor space** across two neighbourhood centres, providing convenient access to shops, services and employment opportunities for residents while reducing the need to travel for everyday needs.

A key feature of the proposal is the creation of an integrated network of public open spaces, walking and cycling connections, enhanced waterways, stormwater management areas and ecological restoration. At the heart of the development will be a centrally located public reserve incorporating community-focused social infrastructure, creating a welcoming destination for recreation, community events and everyday social interaction for both new and existing residents of the wider Te Kowhai area.

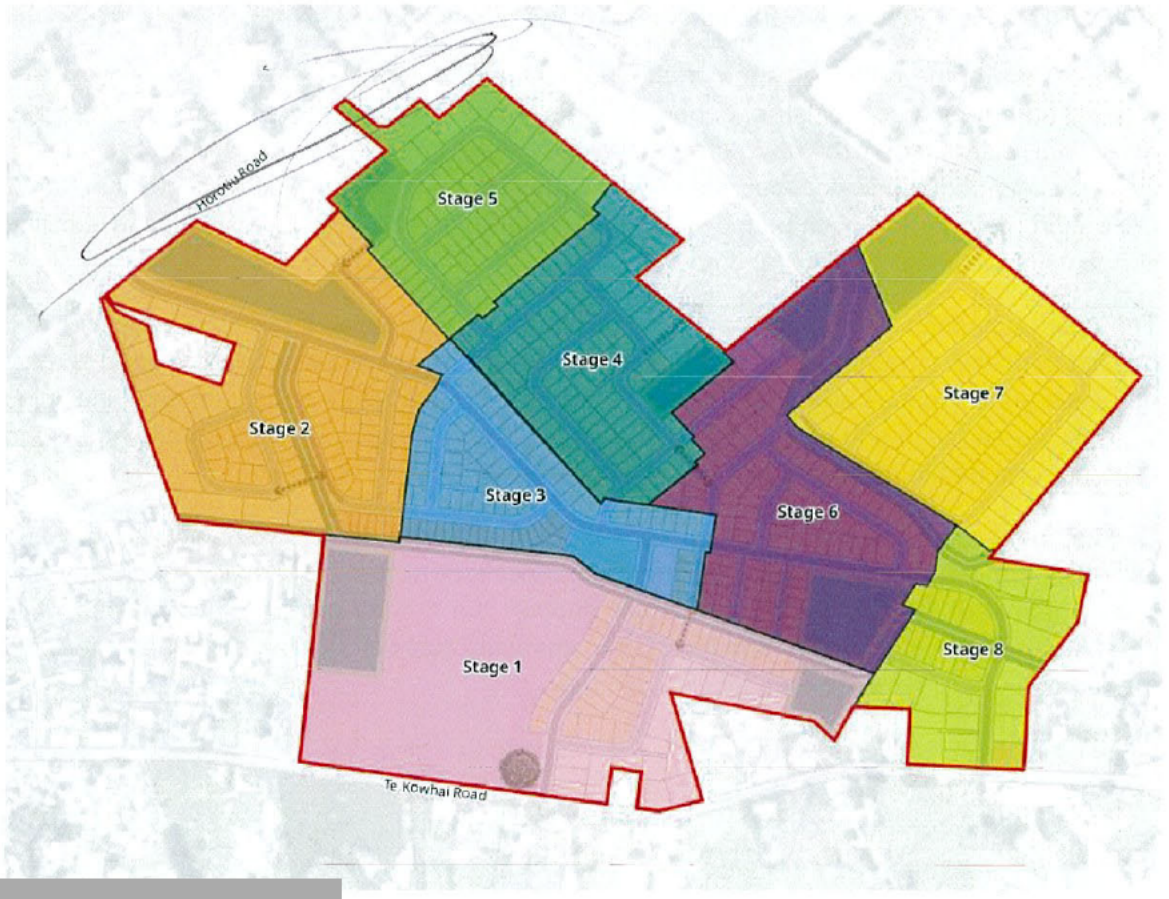
The master planned community has been designed to promote walkability, connectivity and healthy lifestyles through an interconnected transport network, safe active transport routes, attractive public spaces and extensive landscaping. Environmental enhancements, including waterway restoration and ecological planting, will improve local biodiversity and contribute to the long-term health and resilience of the natural environment.

Development will occur in stages/sequence to ensure that housing, community facilities and infrastructure are delivered in a coordinated manner that aligns with servicing capacity and market demand. This staged approach will support the orderly growth of Te Kowhai while creating a vibrant, sustainable and inclusive community that delivers lasting benefits for both future residents and the existing local community.

s 9(2)(a)

UNITY DEVELOPMENTS





s 9(2)(a)

s 9(2)(a)

16 July 2026

Ministry for the Environment

Attention: Listed Projects Team

Via email: listedprojects@mfe.govt.nz

To whom it may concern,

Re: Fast-Track Referral Application for Stillhaven Project – Te Kowhai Rd, Te Kowhai

s 9(2)(b)(ii)

We have reviewed Stillhaven's Executive Summary and proposed Master Plan for the "Stillhaven" development as attached ("**Project**"). Our land is included on the northwestern section of the Project.

We understand that Stillhaven Limited intends to apply for a Fast-track referral for approval of the Project and this letter may be used as part of that application, as well as the substantive application if approval is granted and relevant project scope is granted by the Minister. We appreciate the detail and content of a substantive application differs from what is required for a referral.

We consent and have no objection to the Project as set out in the Executive Summary and proposed Master Plan, as well as the Stillhaven Fast-track application.

s 9(2)(a)

UNITY DEVELOPMENTS

SUMMARY OF THE STILLHAVEN DEVELOPMENT

Stillhaven Limited proposes **Stillhaven**, a thoughtfully planned mixed-use community on approximately 104 hectares of land located east of Te Kowhai in the Waikato District.

The project is intended to be progressed under the **Fast-track Approvals Act** and will require land use and subdivision consents from Waikato District Council, together with regional resource consents from Waikato Regional Council. The development is proposed to integrate with Council's reticulated infrastructure networks, supporting the efficient delivery of services and long-term growth for the area.

Stillhaven will provide a significant contribution to meeting the Waikato District's housing needs by delivering approximately **700 new homes** across a range of housing typologies, alongside a retirement village comprising approximately **200 independent living units** and associated support facilities. This diversity of housing will provide opportunities for people at different life stages to remain within the local community.

The development will also include approximately (up to) **1,500 m² of commercial floor space** across two neighbourhood centres, providing convenient access to shops, services and employment opportunities for residents while reducing the need to travel for everyday needs.

A key feature of the proposal is the creation of an integrated network of public open spaces, walking and cycling connections, enhanced waterways, stormwater management areas and ecological restoration. At the heart of the development will be a centrally located public reserve incorporating community-focused social infrastructure, creating a welcoming destination for recreation, community events and everyday social interaction for both new and existing residents of the wider Te Kowhai area.

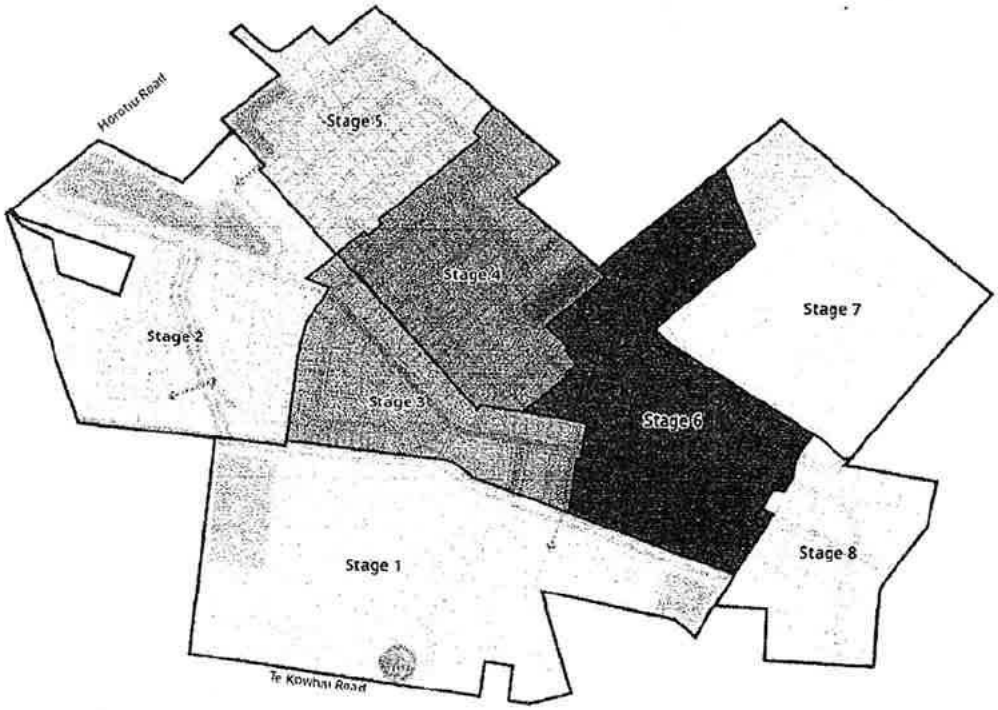
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s 9(2)(a)

UNITY DEVELOPMENTS





s 9(2)(a)

s 9(2)(a)

17 July 2026

Ministry for the Environment

Attention: Listed Projects Team

Via email: listedprojects@mfe.govt.nz

To whom it may concern,

Re: Fast-Track Referral Application for Stillhaven Project – Te Kowhai Rd, Te Kowhai

s 9(2)(b)(ii)

We have reviewed Stillhaven's Executive Summary and proposed Master Plan for the "Stillhaven" development as attached ("**Project**"). Our land is included as the southwest section of the Project.

We understand that Stillhaven Limited intends to apply for a Fast-track referral for approval of the Project and this letter may be used as part of that application, as well as the substantive application if approval is granted and relevant project scope is granted by the Minister. We appreciate the detail and content of a substantive application differs from what is required for a referral.

We consent and have no objection to the Project as set out in the Executive Summary and proposed Master Plan, as well as the Stillhaven Fast-track application.

s 9(2)(a)

UNITY DEVELOPMENTS

SUMMARY OF THE STILLHAVEN DEVELOPMENT

Stillhaven Limited proposes **Stillhaven**, a thoughtfully planned mixed-use community on approximately 104 hectares of land located east of Te Kowhai in the Waikato District.

The project is intended to be progressed under the **Fast-track Approvals Act** and will require land use and subdivision consents from Waikato District Council, together with regional resource consents from Waikato Regional Council. The development is proposed to integrate with Council's reticulated infrastructure networks, supporting the efficient delivery of services and long-term growth for the area.

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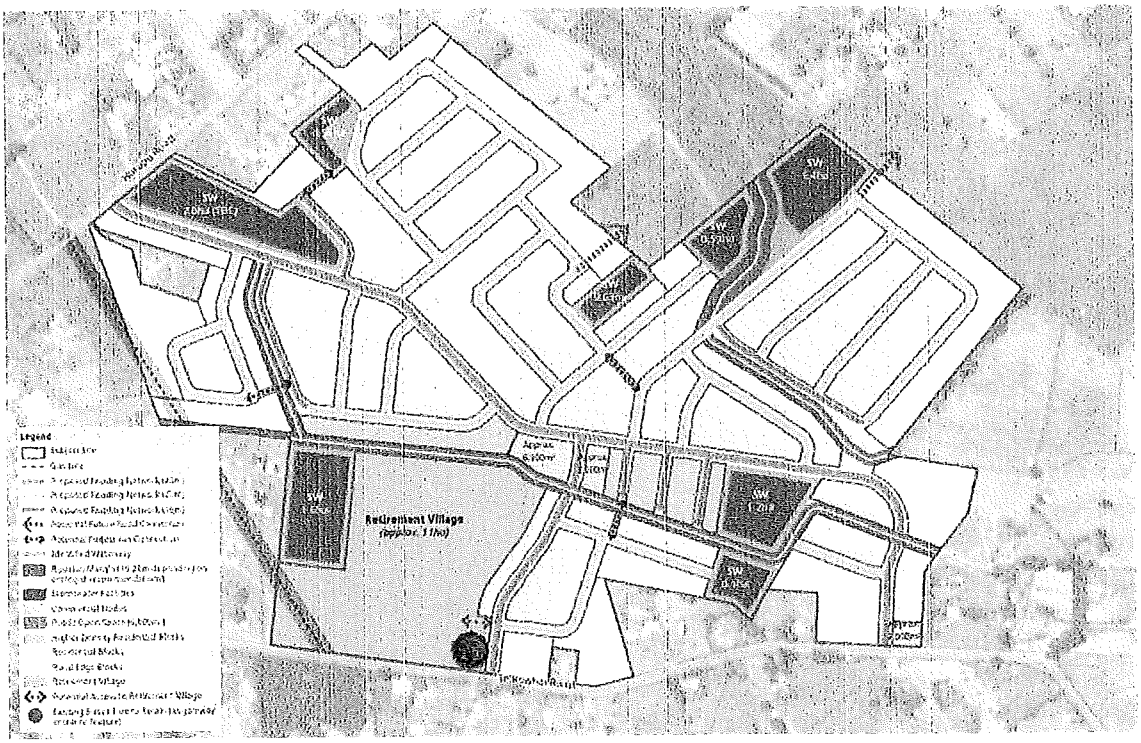
The development will also include approximately (up to) **1,500 m² of commercial floor space** across two neighbourhood centres, providing convenient access to shops, services and employment opportunities for residents while reducing the need to travel for everyday needs.

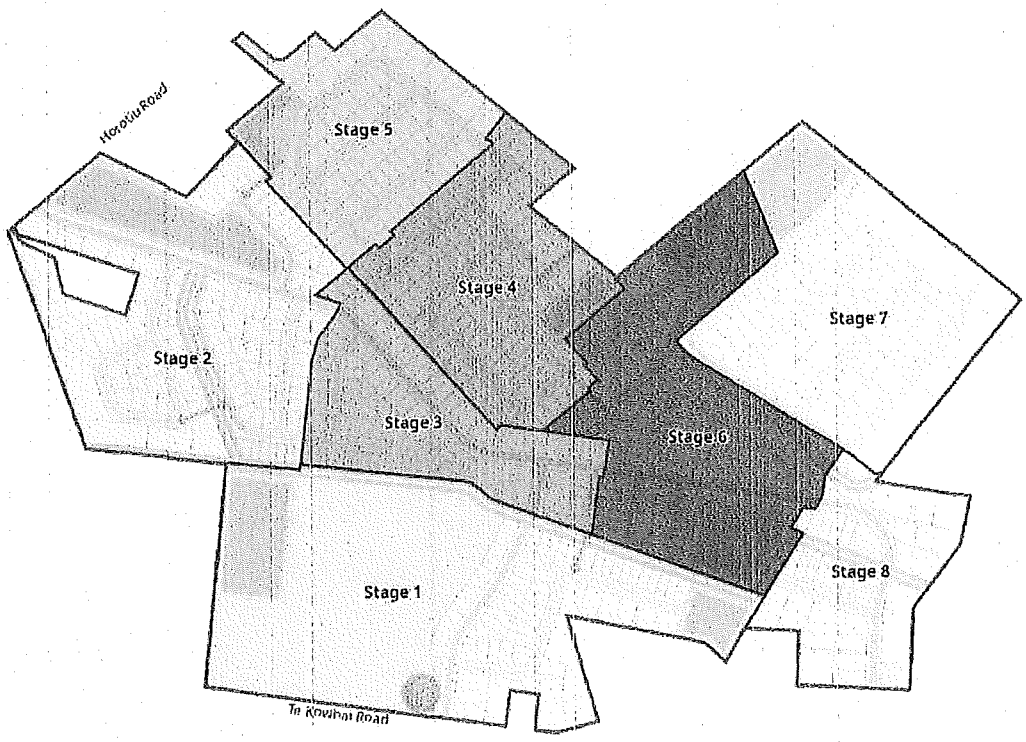
A key feature of the proposal is the creation of an integrated network of public open spaces, walking and cycling connections, enhanced waterways, stormwater management areas and ecological restoration. At the heart of the development will be a centrally located public reserve incorporating community-focused social infrastructure, creating a welcoming destination for recreation, community events and everyday social interaction for both new and existing residents of the wider Te Kowhai area.

The master planned community has been designed to promote walkability, connectivity and healthy lifestyles through an interconnected transport network, safe active transport routes, attractive public spaces and extensive landscaping. Environmental enhancements, including waterway restoration and ecological planting, will improve local biodiversity and contribute to the long-term health and resilience of the natural environment.

Development will occur in stages/sequence to ensure that housing, community facilities and infrastructure are delivered in a coordinated manner that aligns with servicing capacity and market demand. This staged approach will support the orderly growth of Te Kowhai while creating a vibrant, sustainable and inclusive community that delivers lasting benefits for both future residents and the existing local community.

UNITY DEVELOPMENTS





s 9(2)(a)

22 July 2026

Ministry for the Environment

Attention: Listed Projects Team

Via email: listedprojects@mfe.govt.nz

To whom it may concern,

Re: Fast-Track Referral Application for Stillhaven Project – Te Kowhai Rd, Te Kowhai

s 9(2)(b)(ii)

We have reviewed Stillhaven's Executive Summary and proposed Master Plan for the "Stillhaven" development as attached ("**Project**"). Our land is included as the north section of the Project.

We understand that Stillhaven Limited intends to apply for a Fast-track referral for approval of the Project and this letter may be used as part of that application, as well as the substantive application if approval is granted and relevant project scope is granted by the Minister. We appreciate the detail and content of a substantive application differs from what is required for a referral.

s 9(2)(a)

UNITY DEVELOPMENTS

SUMMARY OF THE STILLHAVEN DEVELOPMENT

Stillhaven Limited proposes **Stillhaven**, a thoughtfully planned mixed-use community on approximately 104 hectares of land located east of Te Kowhai in the Waikato District.

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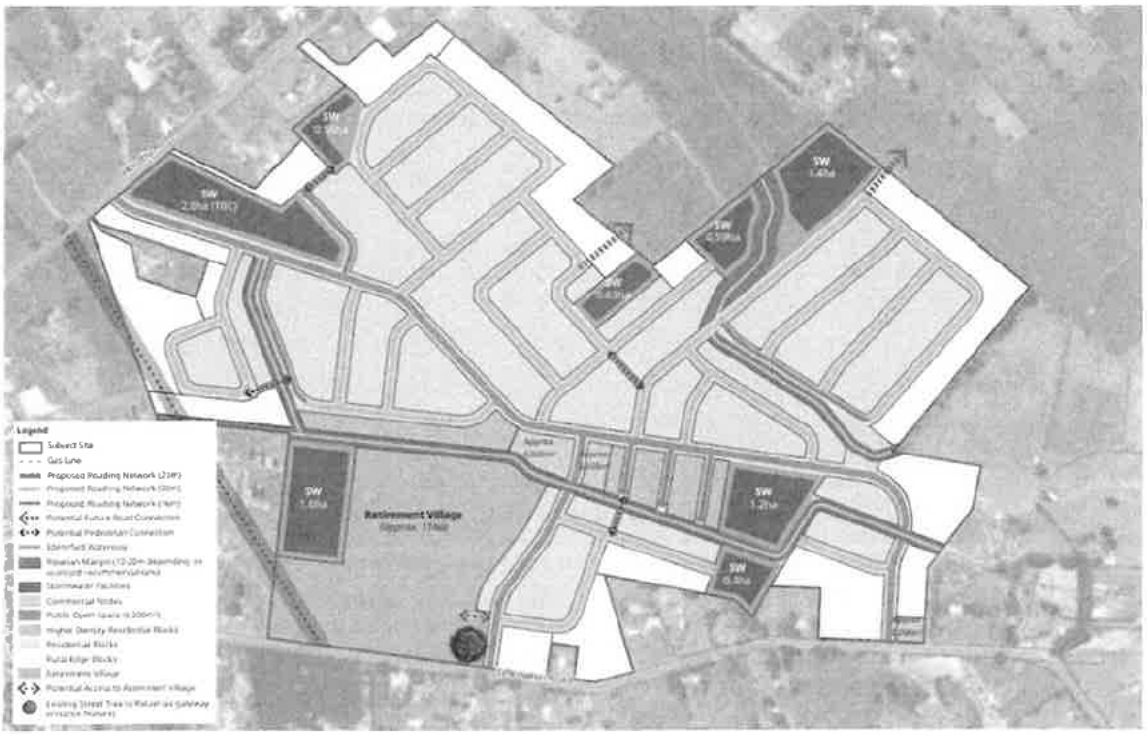
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UNITY DEVELOPMENTS





s 9(2)(b)(ii)

28 July 2026

Ministry for the Environment

Attention: Listed Projects Team

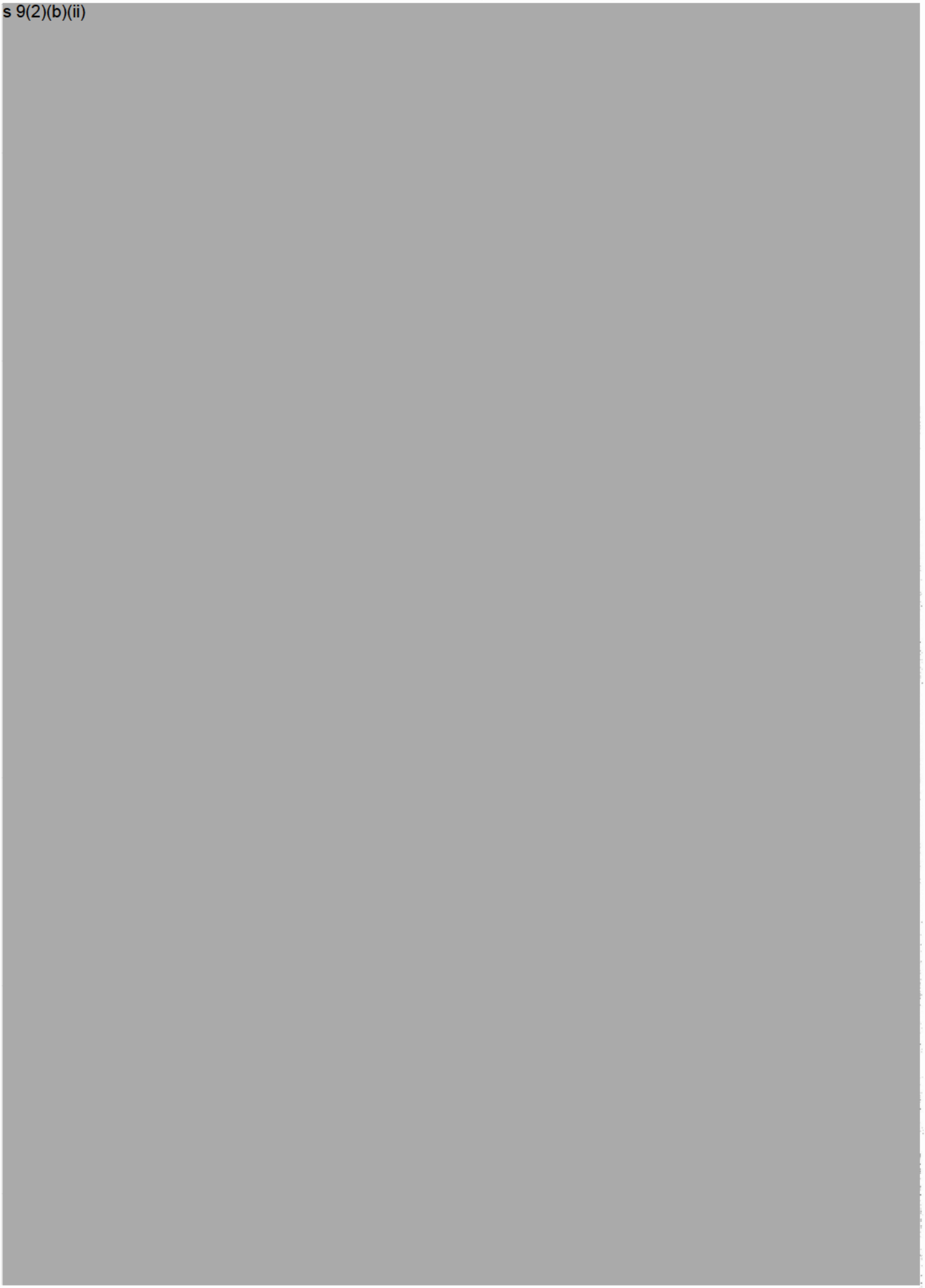
Via email: listedprojects@mfe.govt.nz

To whom it may concern,

s 9(2)(b)(ii)

s 9(2)(a)

Caleb Pearson
Development Manager
Unity Management Limited


s 9(2)(b)(ii)