MINUTE 1 OF THE PANEL CONVENER
Request for Section 51 report for Te Kowhai East
[FTAA-2608-1286]

10 November 2026

[1] Te Kowhai East Limited Partnership lodged a substantive application under the Fast-track Approvals Act 2024 (the Act) on 1 September 2026. The application relates to the subdivision and development of approximately 186 hectares of rural land located at 248 Te Kowhai Road, 270 Te Kowhai Road, and 30 Mathers Road in the Waikato District, to establish a large-scale industrial and commercial precinct. The project includes associated infrastructure, land modification, and works to support the establishment of industrial and commercial activities.

[2] The application seeks approvals including:

(a) a wildlife approval under section 42(4)(h);
(b) a complex freshwater fisheries approval under section 42(4)(j);

[3] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain the following reports:

From the Director-General of the Department of Conservation (DOC):

(a) a report under clause 3 of Schedule 7 for the wildlife approval (s42(4)(h));
(b) a report under clause 4 of Schedule 9 for the complex freshwater fisheries approvals (s42(4)(j)); and,

Advice Requested

[4] The panel convener also directs the EPA to obtain advice from the Department of Conservation on the following:

(a) How the weighting of matters set out in the relevant schedules should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).

(b) If DOC does not agree with, or wishes to amplify on, the expert and planning assessments lodged in support of the application, it must file a report in accordance with the relevant schedule (s51(2)(c) or s51(2)(d))

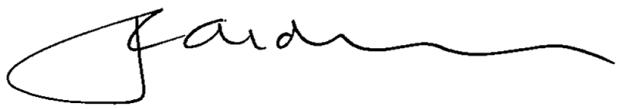
(c) DOC may confirm and append advice previously given in response to directions under section 51 on another project and does not need to provide an assessment if it concurs with the Applicant's assessments.

(d) DOC is to respond to the draft conditions, including any management plans attached to the Application, recommending tracked changes (if any).

Timing

[5] Reports and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application,** in accordance with section 51(4) of the Act.

[6] Any advice or report received will be provided by the EPA to persons listed in s 51(5).



Jennifer Caldwell
Panel Convener for the purposes of the Fast-track Approvals Act 2024